



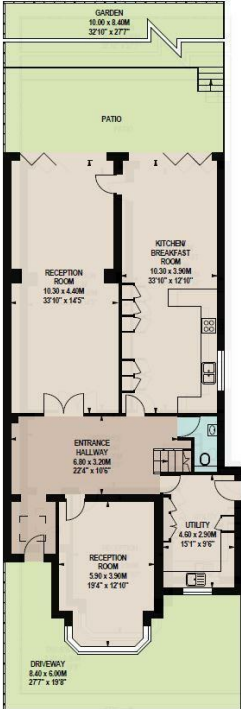
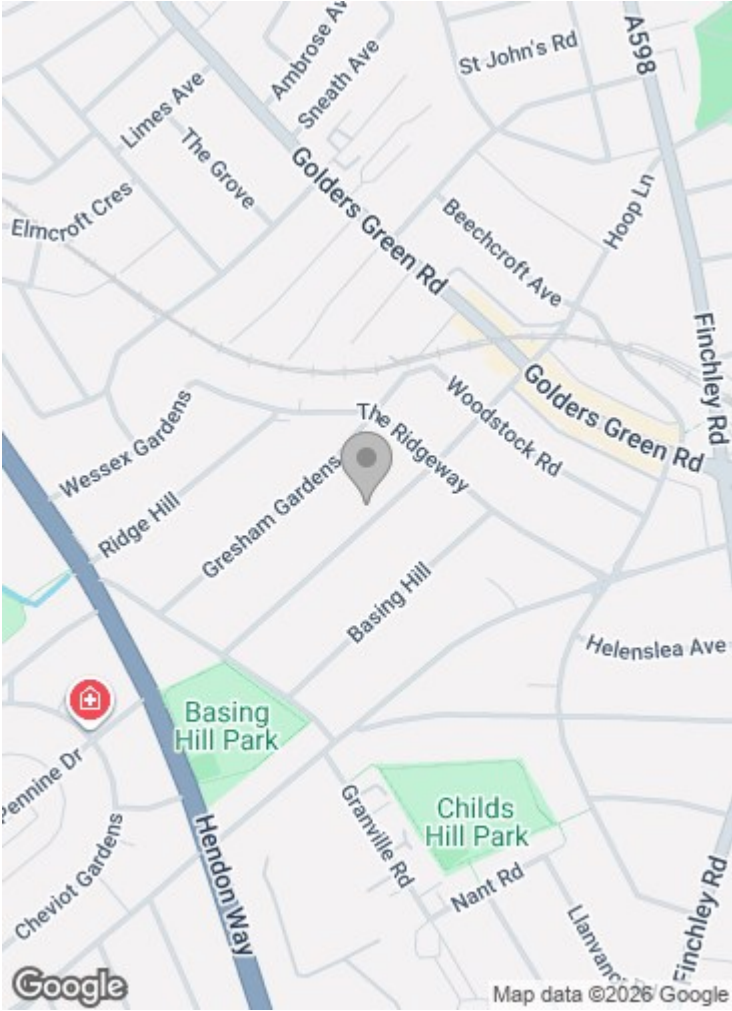
**Armitage Road
Golders Green NW11 8RA**

Asking price £2,395,000

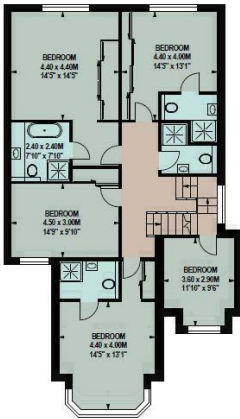
A wonderful family home that has been meticulously refurbished throughout, offering approximately 3,760 sq ft of beautifully designed living space. The house comprises six bedrooms and five bathrooms, four of which are en suite, alongside expansive entertaining areas including two reception rooms, a beautiful bay-fronted dining room and stunning modern, fully fitted eat-in kitchen. Additional features include a guest WC, a second kitchen/utility room, air conditioning in the two main bedrooms, excellent built-in cupboards and a super large carpeted eaves storage room on the top floor.

The property benefits from a patio leading onto a large lawned garden, ideal for entertaining, as well as off-street parking for several cars.

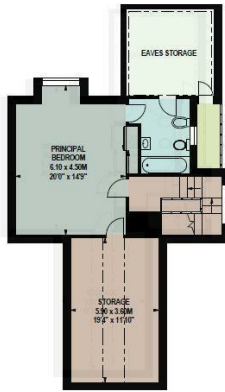
Armitage Road is ideally located for the excellent local amenities, shops, restaurants, and transport links of Golders Green, including the Northern Line Underground station.



Ground Floor



First Floor



Second Floor

Armitage Road, NW11
Approximate gross internal area
149.30 sq m / 3760 sq ft
(Excluding Eaves Storage)
Eaves Storage
12.62 sq m / 136 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

T: +44 0207 1234 152
info@phillipsharrod.com

