



GARRICK AVENUE

Golders Green
London NW11



Semi Detached House
EPC Rating: D

Price £1,150,000

First time to the market in decades and situated in this desirable area of Garrick Avenue and within the Brookside Eruv is this well maintained Five bedroom Two bathroom semi detached family home arranged over Three floors.



The property consists of 1735 SQ FT/161.2 SQ M of generous living space with bright and airy reception rooms, offering ample room for living and entertaining plus big windows allowing beaming natural light to flood the space.

Consisting of welcoming hallway leading to main rooms and separate kitchen.

Upstairs you have Five bedrooms providing flexible accommodation with potential for the rooms to be used as office space as well as guest rooms along with Two bathrooms.

Outside you have a beautiful South East facing room garden, integral garage to the side and driveway for off street parking.

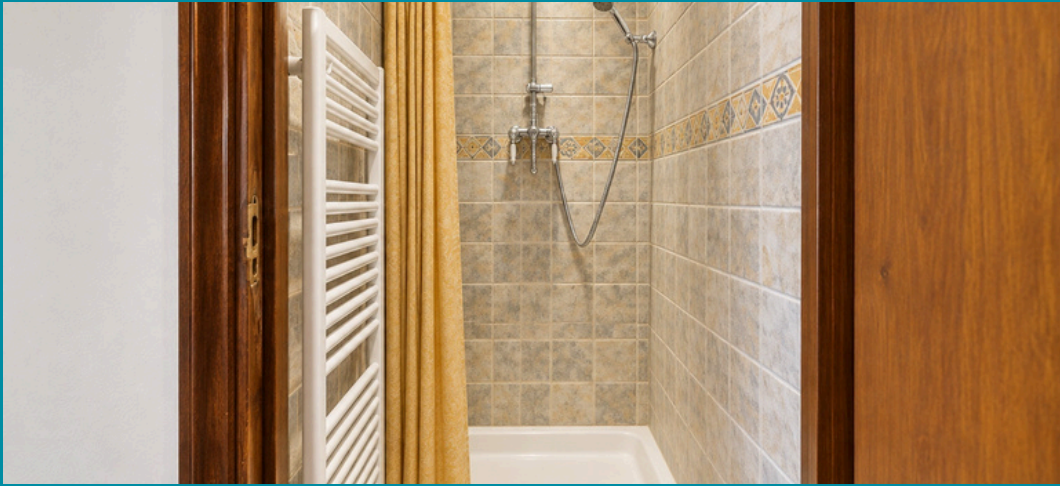
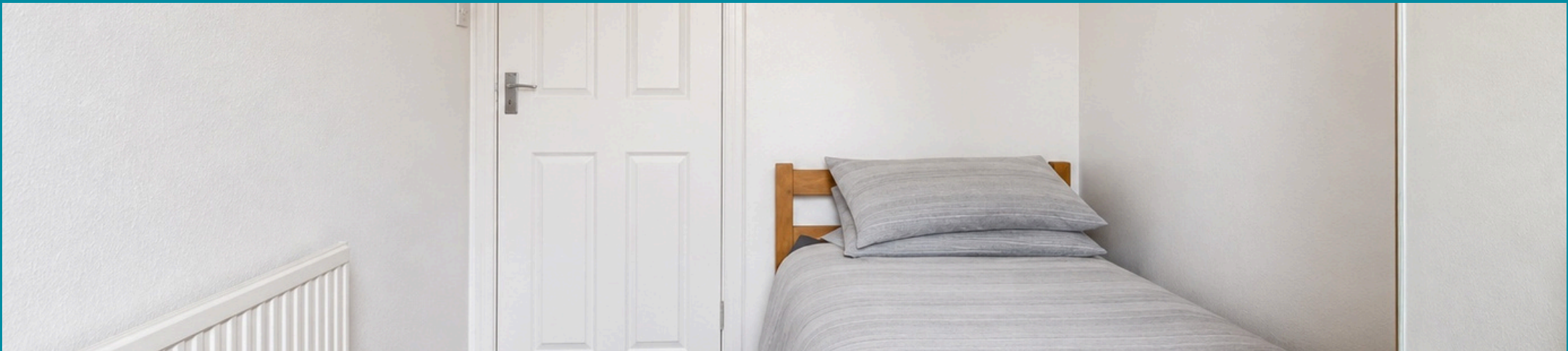
The property is located in a quiet residential road within walking distance of public transport and Golders green Road shopping facilities and local amenities.



- Five Bedrooms
- Two Bathrooms
- Spacious through Living/Dining Room
- Separate Kitchen
- Good size South East Facing Rear Garden
- Integral Garage
- Driveway Parking
- Wide Plot
- Walk in Wardrobe from Principle Bedroom
- 1735 SQ FT/161.2 SQ M of Living Space
- Walking distance of Public Transport and Shopping Facilities
- Chain Free





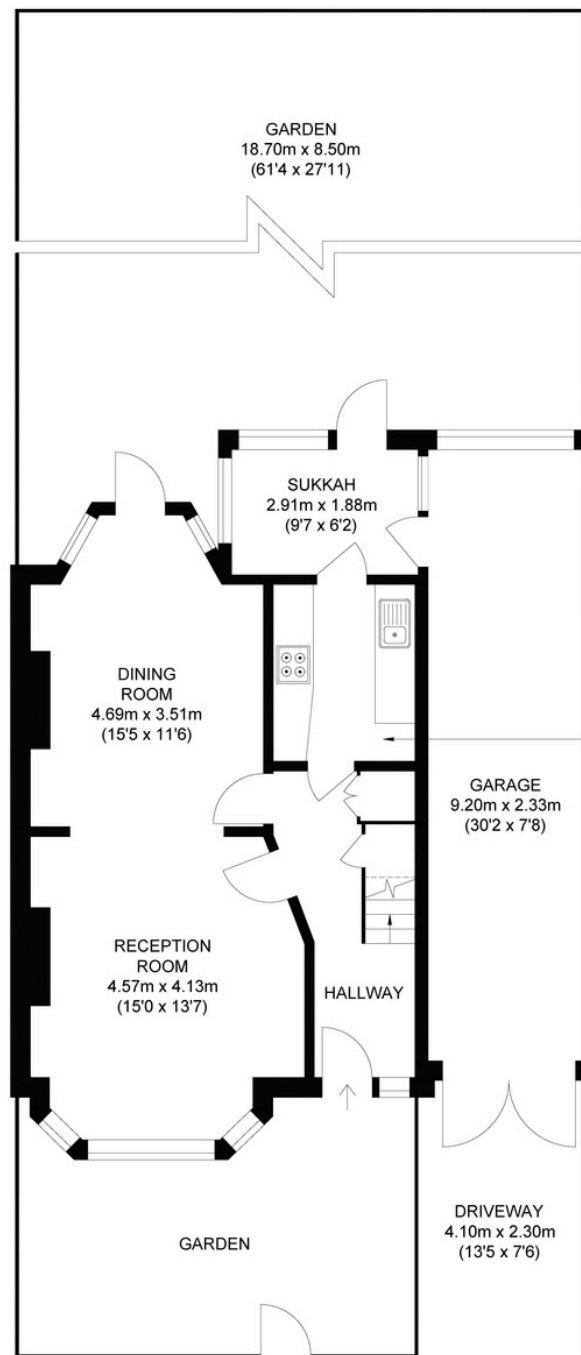


Floorplan

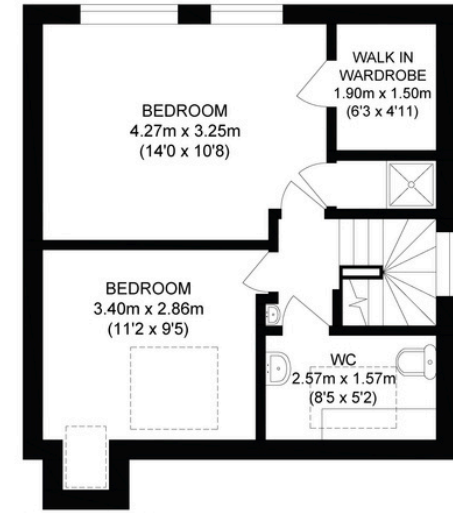
Approximate gross internal area

161 sqm / 1735 sqft

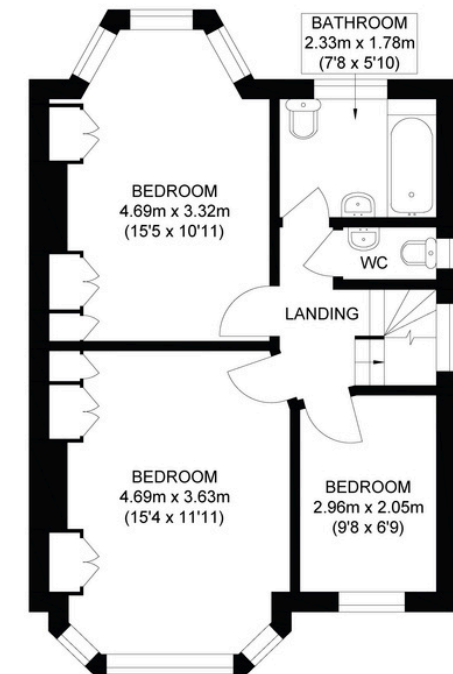
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on.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



Ground Floor



Second Floor



First Floor

GROSS INTERNAL AREA (GIA)
The footprint of this property.
161.88 Sqm / 1742 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.
00.00 Sqm / 000.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
00.00 Sqm / 000.0 Sqft

Golders Green

Golders Green is one of the most desirable parts of London to live, especially for families looking to settle down. Golders Green has many different types of property available both to rent and buy, a tranquil ambience, fantastic schools and excellent transport connections. What's more, when you move here you'll quickly find that there's a wealth of cultural and natural attractions on your doorstep.

Roundtree Real Estate have been helping people find a home in Golders Green since 2009, and we'd love to help you too. In Golders Green you might see handsome Victorian terraced houses, fabulous Art Deco mansions, stylish modern apartment blocks and rustic cottages all intermingled. Plus, in our experience, most property here although above London averages for purchase, does tend to be generously proportioned - perfect for those needing a little more space.

If you're looking for a base from which to commute into central London then Golders Green will be very handy - it sits on the Northern line, while several bus routes going into and around the city depart from right next to the tube station. The North Circular is also very close, perfect for car drivers.

The Golders Green community is famously diverse. Though predominantly Jewish, there is also a sizeable Asian population, and in general it's a great melting-pot of cultures - that leads to another thing that we love about Golders Green - an incredible foodie scene.

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To register your interest:

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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.