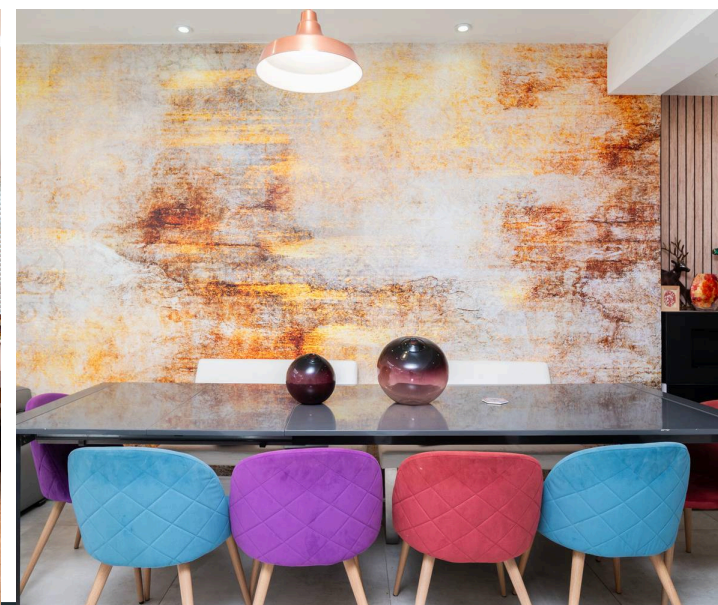


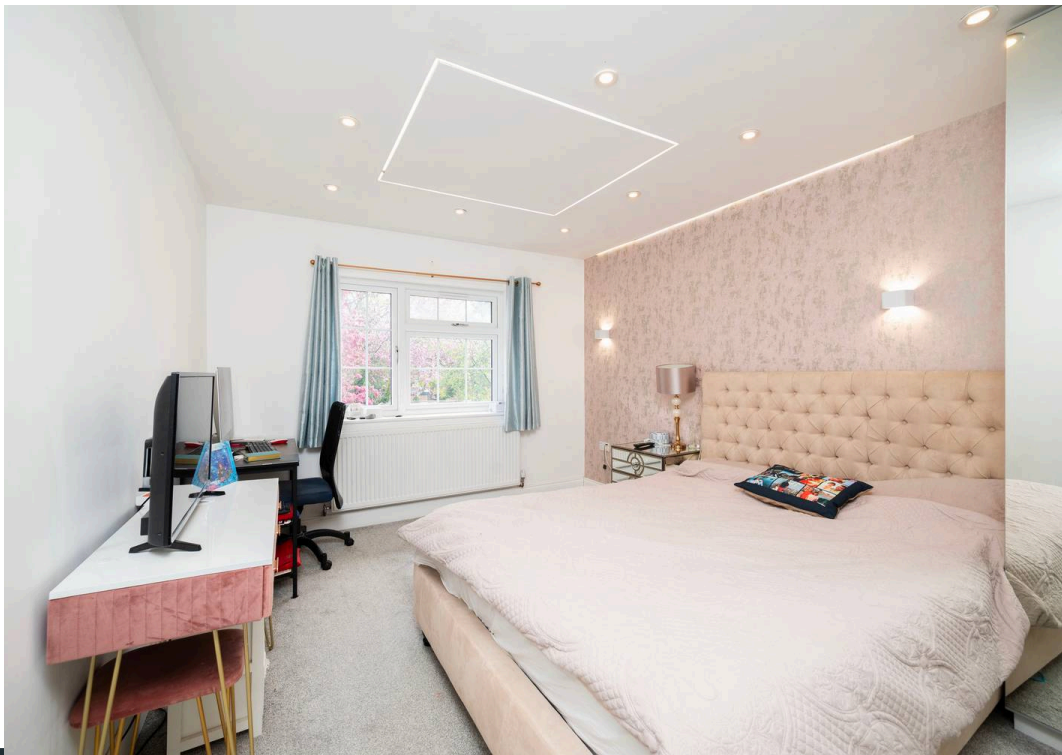


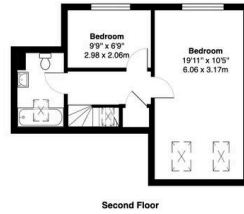
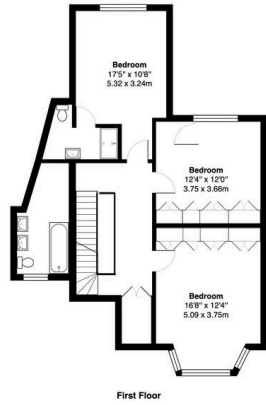
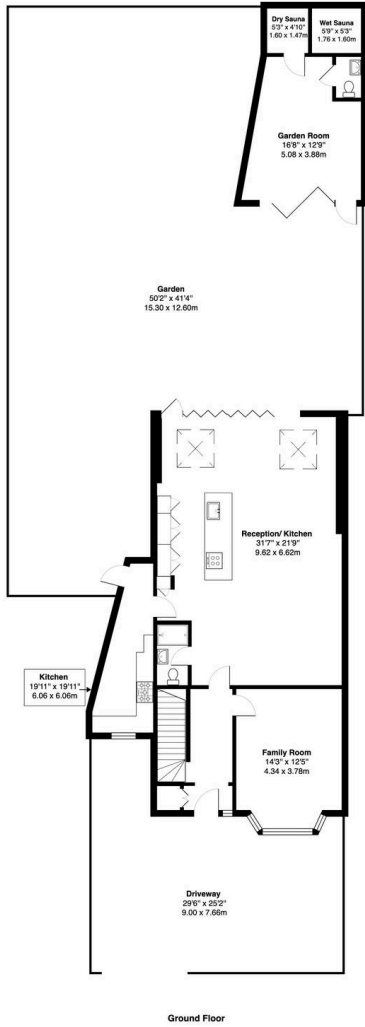
The Vale, London, NW11

A five bedroom semi-detached family home on a well-regarded road in NW11, extending to over 2,500 sq ft and including a detached garden office building. Features include a 31 ft reception kitchen with bi-folding doors to the garden, a separate family room, a prep kitchen, and underfloor heating throughout the ground floor. Five bedrooms and three bathrooms are arranged over the upper floors, with a utility cupboard on the second-floor landing. A 50 ft rear garden leads to a detached office building with a steam and sauna room. To the front, a wide driveway provides off-street parking for three cars. Well located for Golders Green, Brent Cross, and Hampstead, with Cricklewood Thameslink nearby offering direct access into Central London.


- Freehold
- Council Tax Band: F
- Five Bedrooms
- Three Bathrooms
- Separate Reception Room
- Over 2500 sq ft
- Separate Prep Kitchen
- Underfloor Heating
- Bi Folding Doors
- Off Street Parking
- Garden Office, Sauna & Steam Room







The Vale NW11
 Total Gross Area: 2588 sq. ft. - 240.5 sq. m (including Garden Room)
 All measurements are approximate and for identification purposes only, not to scale.
 Compliant with the NCS code of measuring practice.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.