



The Vale, London, , NW11 8SL
Asking Price £1,250,000

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An exceptional five-bedroom family home arranged over three spacious floors, offering in excess of 2,200 sq ft of beautifully presented accommodation in one of Golders Green's most sought-after residential locations.

Finished with high specification standard throughout, the property offers superb living space comprising an impressive dual reception room leading through to a separate dining room, a contemporary fitted kitchen with integrated appliances, four generously proportioned bedrooms with built-in storage, two stylish en-suite shower rooms, a modern family bathroom and a guest WC.

Further benefits include a private driveway providing off-street parking, a beautifully maintained south-facing rear garden ideal for entertaining and family living, and a fully fitted self-contained annex to the rear.

Conveniently located within easy reach of the excellent shops, cafés and restaurants of Golders Green, Brent Cross Shopping Centre, outstanding local schools and excellent transport links, this is a superb family home in a highly desirable North West London setting.









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

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Gross Internal Area = 2222 sq ft / 206.4 sq m
(Including Restricted Height / Outbuilding)

Restricted Height = 36 sq ft / 3.4 sq m

Outbuilding = 150 sq ft / 13.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
020 7431 4777 | Website: www.hunters.com

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