



4

Bedrooms



2

Bathrooms

DREAMVIEW



Located in The Vale, London, NW11 8SJ, this semi-detached house offers a comfortable and practical living space.

Situated in a desirable area of London, the property is well-connected to local amenities and transport links, providing easy access to the wider city.

The property boasts four bedrooms, two bathrooms, and three reception rooms, providing ample space for family living.

This home combines practicality with comfort, making it a suitable choice for those seeking a well-appointed residence in London.

Located in The Vale, London,NW11 8SJ, this semi-detached house offers a comfortable and practical living space.

Situated in a desirable area of London, the property is well-connected to local amenities and transport links, providing easy access to the wider city. The energy efficiency rating of the property is 57, with the potential to improve to 81, while the environmental impact rating is 47, with a potential of 76.

The property boasts four bedrooms, two bathrooms, and three reception rooms, providing ample space for family living.

The open-plan lounge creates a welcoming atmosphere, ideal for gatherings and family time. The three communicating reception rooms offer flexibility in layout and use, accommodating various lifestyle needs.

The large kitchen-diner is a central feature, perfect for meal preparation and dining.

Adjacent to the kitchen is a spacious utility room, adding convenience for household tasks. The guest cloakroom is a practical addition for visitors.

Each bedroom is designed to offer comfort and privacy, with ample natural light enhancing the living spaces.

The property benefits from full double glazing, ensuring energy efficiency and with gas central heating comfort throughout the year.

The large south-facing garden is a standout feature, offering a generous outdoor space for relaxation and entertainment.

Off-road parking is available for 2-3 cars, complemented by a garage with its own drive, providing secure storage and parking options.

This home combines practicality with comfort, making it a suitable choice for those seeking a well-appointed residence in London.

PRICE £1,295,950 FREEHOLD

COUNCIL TAX BAND H

EPC BAND D

DRESSING ROOM 6' 11" x 4' 4" (2.11m x 1.32m)

MASTER BEDROOM 18' 5" x 12' (5.61m x 3.66m)

BEDROOM 2 14' 2" x 12' (4.32m x 3.66m)

BEDROOM 3 14' 2" x 10' 4" (4.32m x 3.15m)

BEDROOM 4 14' 2" x 8' 3" (4.32m x 2.51m)

UTILITY ROOM 8' 11" x 6' 10" (2.72m x 2.08m)

GARAGE 16' 4" x 9' (4.98m x 2.74m)

KITCHEN 17' 11" x 9' 11" (5.46m x 3.02m)

RECEPTION 30' 4" x 11' 10" (9.25m x 3.61m)

DINING ROOM 11' 10" x 11' 5" (3.61m x 3.48m)

GARDEN 87' 5" x 31' 4" (26.64m x 9.55m)

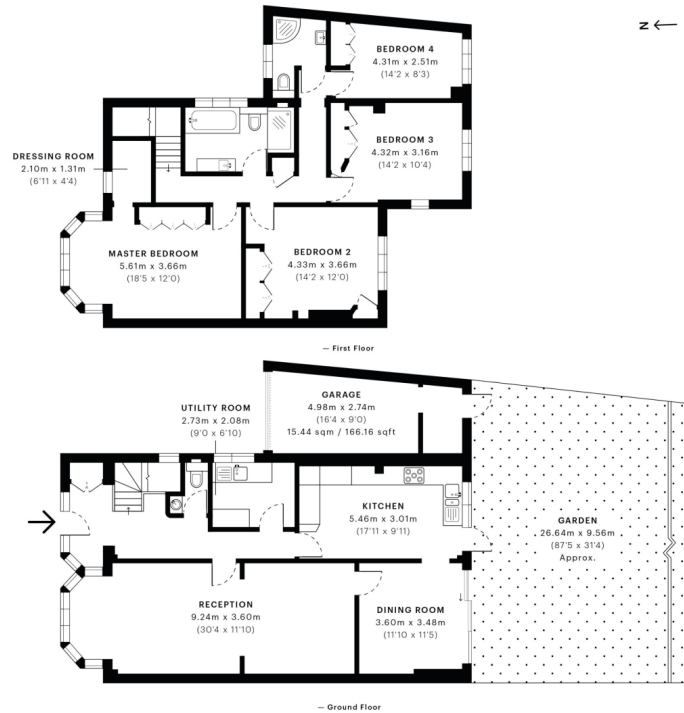


The Vale, NW11

CAPTURE DATE 24/07/2020 LASER SCAN POINTS 168,371,389

GROSS INTERNAL AREA

192.27 sqm / 2069.58 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
192.27 sqm / 2069.58 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes cupboards, suspended head heights
174.38 sqm / 1877.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.02 sqm / 0.22 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 18 RESIDENTIAL 190.78 sqm / 2053.54 sqft
AREA 20 RESIDENTIAL 170.77 sqm / 1832.74 sqft

SPEC ID: 5F0c4b7f6048280a5dce0d04

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: The Vale, NW11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

