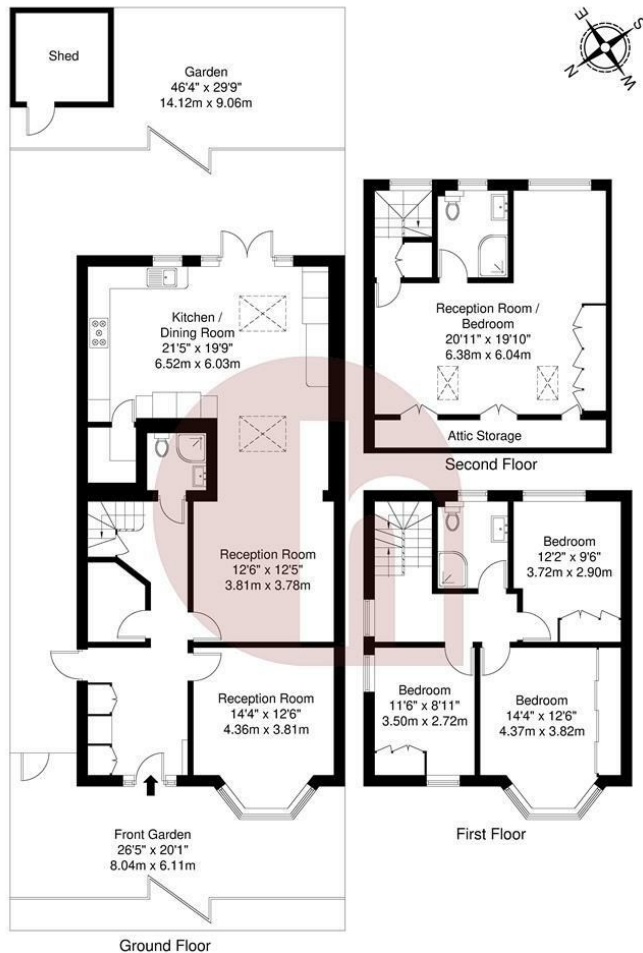




hausman
& holmes

The Vale, NW11

Asking Price £1,300,000



The Vale, NW11

Total Gross Internal Area = 186.4 sq m / 2006 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



020 8458 8555

57 Golders Green Road

London NW11

info@hausmanandholmes.com



- Gated, extended four-bedroom family home
- Underfloor heating and electric gated driveway with parking
- Three bedrooms plus top-floor principal bedroom with en-suite
- Spacious open-plan kitchen/dining and bay-fronted reception room
- South-east facing 50 ft garden
- Close to shops and transport, including Golders Green Underground Station

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86
(81-91) B	75
(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

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.