



CHANDOS WAY

Golders Green
London NW11



Purpose Built Flat
EPC Rating: C

Price £525,000

A bright and deceptively spacious two-bedroom apartment set within Chandos Way, a quiet and secluded cul-de-sac development off Wellgarth Road. The accommodation comprises a Large Living/Dining room, Separate Fitted kitchen, two double bedrooms and a family bathroom.



The property further benefits from a secure underground parking space, a rare and valuable benefit in this area , where on-street parking is at a premium.

Chandos Way is a desirable position between Golders Green and Hampstead. Golders Green Underground Station is within walking , providing fast Northern Line services to the West End and the City, alongside one of North London's principal bus interchanges and instant access to the A1 and North Circular.

Golders Green Road is a short walk away and offers an exceptional and varied choice of restaurants, bakeries, cafes and delicatessens, while the boutiques and eateries of Temple Fortune and the independent shops, pubs and dining of Hampstead Village are close at hand, the Old Bull & Bush at North End is a particular local favourite.

For those who value open space, the setting is hard to beat. The Hampstead Heath Extension sits on the doorstep, opening onto the wider expanse of Hampstead Heath with its woodland walks, bathing ponds and the celebrated views from Parliament Hill. Golders Hill Park, with its formal gardens, zoo and walled garden, is also within easy walking distance.

The area is well served by a number of highly regarded schools, including The King Alfred School and St Anthony's School for Girls, both just seconds away.



- Two Double Bedrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Family Bathroom
- Well Presented Throughout
- Long Lease of approximately 160 years remaining
- Secured Underground Parking Space
- Walking distance of Golders Green Tube station, Hampstead Heath and Golders Hill park
- Beautiful Communal Gardens
- Sole Agent



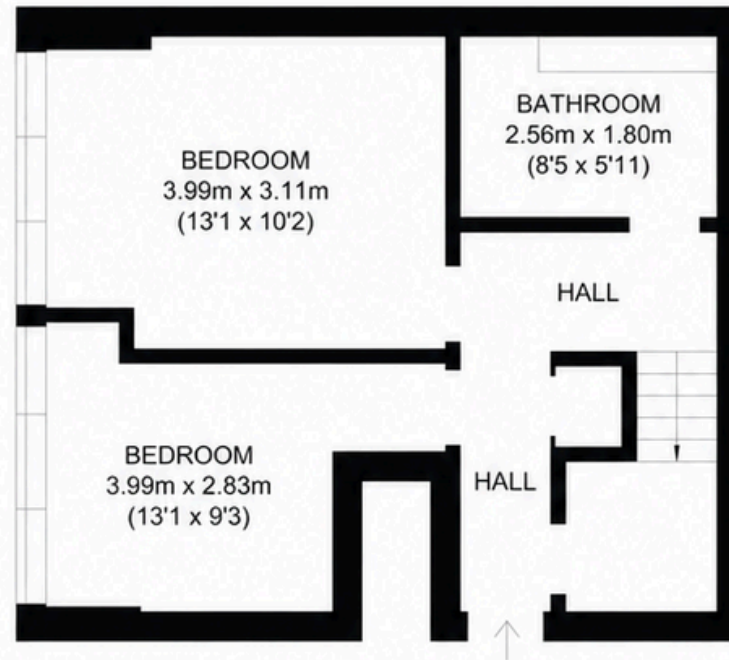




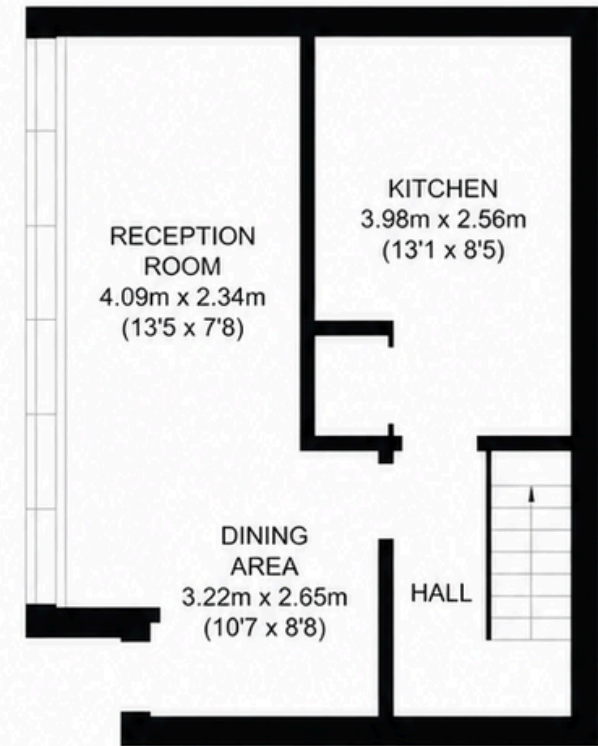
Floorplan

Approximate gross internal area

70.20 sqm / 756 sqft



Second Floor



Third Floor

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.

GROSS INTERNAL AREA, (GIA)
The footprint of this property.
70.20 Sqm / 756 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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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.