



Chandos Way | London | NW11

Asking price £2,750,000 | Leasehold

 5  4  3  B

ADN
RESIDENTIAL

An exceptional five-bedroom, four-bathroom detached family residence extending to an impressive 3,563 sq ft / 331.1 sq m, set within an exclusive development just off Wellgarth Road. Finished to an impeccable standard throughout, this outstanding home offers beautifully designed living space, entered via an inviting hallway that leads to a spacious double reception room, elegant separate dining room, private study, guest WC, and a superb contemporary eat-in kitchen.

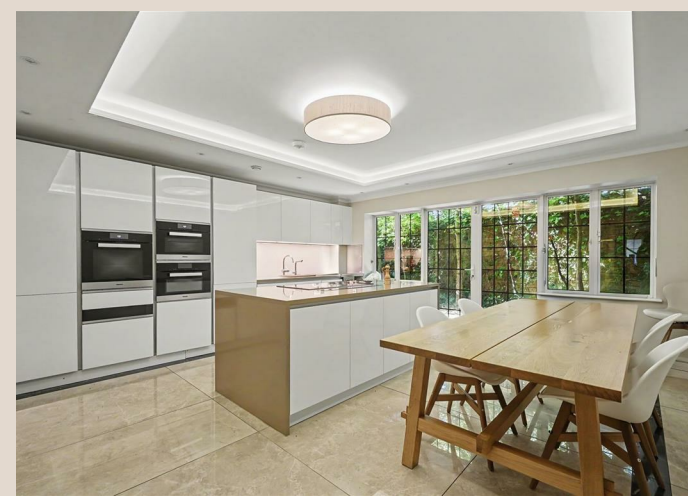
The luxurious principal suite features a stylish en-suite bathroom and bespoke dressing room, while the second bedroom benefits from its own dressing area and en-suite shower room. Two further generously proportioned double bedrooms are served by a beautifully appointed family bathroom. The fifth bedroom, situated on the ground floor with an adjoining shower room, provides ideal guest or staff accommodation and offers direct access to the utility room.

Further highlights include a wraparound landscaped lawned garden and off-street parking for one car. Chandos Way is perfectly positioned for the excellent amenities of Golders Hill Park, the Heath Extension, an array of local nurseries, boutique shops, restaurants, and Golders Green Underground Station (Northern Line).

Tenure: Leasehold - 218 Years Remaining
Service Charge: £5,272.52 Per Annum

- Five Bedrooms
- Dining Room
- Four Bathrooms
- Utility Room
- Off Street Parking
- Reception Room
- Eat in Kitchen/Family Room
- Study
- Wrap Around Garden

Council Tax Band: G
EPC: B







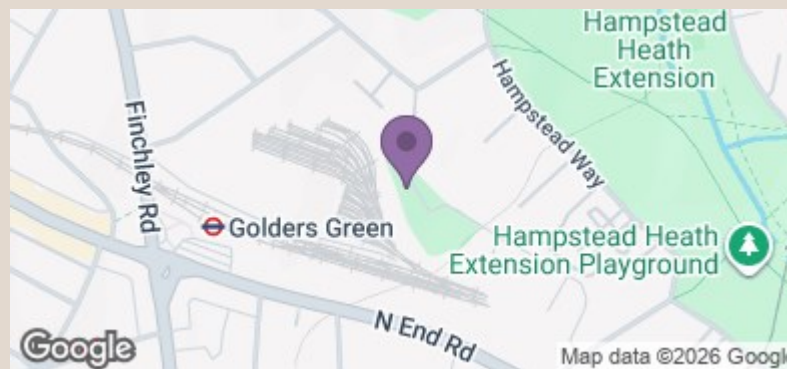




Chandos Way, NW11
 Approximate Area = 331.1 sq m / 3563 sq ft
 Including Limited Use Area (8.2 sq m / 88 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	87
(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	