



**Golders Gardens NW11**

**London**

**GUIDE PRICE £600,000 - £650,000**



This stunning and impeccably presented three-bedroom, two-bathroom duplex apartment occupies the first and second floors of a smart semi-detached property, ideally situated on the peaceful Golders Gardens, a popular cul-de-sac in the heart of Golders Green. The property benefits from its own large section of west-facing rear garden, a share of the freehold and an allocated off-street parking space to the front with an electric charging point. Offered with no onward chain and the amenities of Golders Green on your doorstep, this is a must-see home.

The location is outstanding, tucked away in a quiet residential cul-de-sac yet moments from the bustling amenities of Golders Green, including a superb selection of shops, restaurants, cafés and supermarkets. Highly regarded schools are nearby, while Golders Green Underground Station (Northern Line) offers fast connections to central London. Golders Hill Park, with its tennis courts and cafés, is just moments away, and Hampstead Heath Extension is also within easy reach.

In excellent condition throughout and ready to move straight into, this is a fantastic modern home – early viewing is highly recommended.

Please Quote Ref: AW1324





The spacious entrance hallway on the first floor gives access to a bright and generously proportioned open-plan kitchen/reception room, cleverly zoned to provide distinct areas for living, dining and entertaining. Finished to an exceptionally high specification, the contemporary kitchen features sleek integrated appliances, ample storage and stylish worktops. The principal bedroom suite, also on this level, benefits from a luxurious en-suite shower room. There is a convenient separate guest cloakroom and useful under-stairs storage with plumbing and space for a washing machine.

A staircase, with a window to the side allowing natural light to flood through, rises to the second floor, where two further well-proportioned bedrooms are served by a modern family bathroom – all presented in excellent condition with a fresh, bright feel throughout.

Externally, the apartment includes a designated off-street parking space with an electric vehicle charging point, plus a large private section of west-facing rear garden – a delightful sunny spot ideal for relaxing or al fresco dining.

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