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The Vale, Golders Green, London, NW11

Asking Price £1,250,000



An exceptional five-bedroom family home arranged over three spacious floors, offering in excess of 2,200 sq ft of beautifully presented accommodation in one of Golders Green's most sought-after residential locations.

Finished with high specification standard throughout, the property offers superb living space comprising an impressive dual reception room leading through to a separate dining room, a contemporary fitted kitchen with integrated appliances, four generously proportioned bedrooms with built-in storage, two stylish en-suite shower rooms, a modern family bathroom and a guest WC.

Further benefits include a private driveway providing off-street parking, a beautifully maintained south-facing rear garden ideal for entertaining and family living, and a fully fitted self-contained annex to the rear.

Conveniently located within easy reach of the excellent shops, cafés and restaurants of Golders Green, Brent Cross Shopping Centre, outstanding local schools and excellent transport links, this is a superb family home in a highly desirable North West London setting.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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KEY FEATURES

- Five Bedroom Semi-Detached Family Home
 - Private South-facing garden
 - Off-street gated parking
 - High specification throughout
- Over 2,200 sq.ft of internal living space
- Close proximity to Golders Green station and local amenities
 - Fully fitted garden annex
- Converted loft with ample eaves storage





The Vale, NW11

Approximate Gross Internal Area = 2222 sq ft / 206.4 sq m
(Including Restricted Height / Outbuilding)

Restricted Height = 36 sq ft / 3.4 sq m

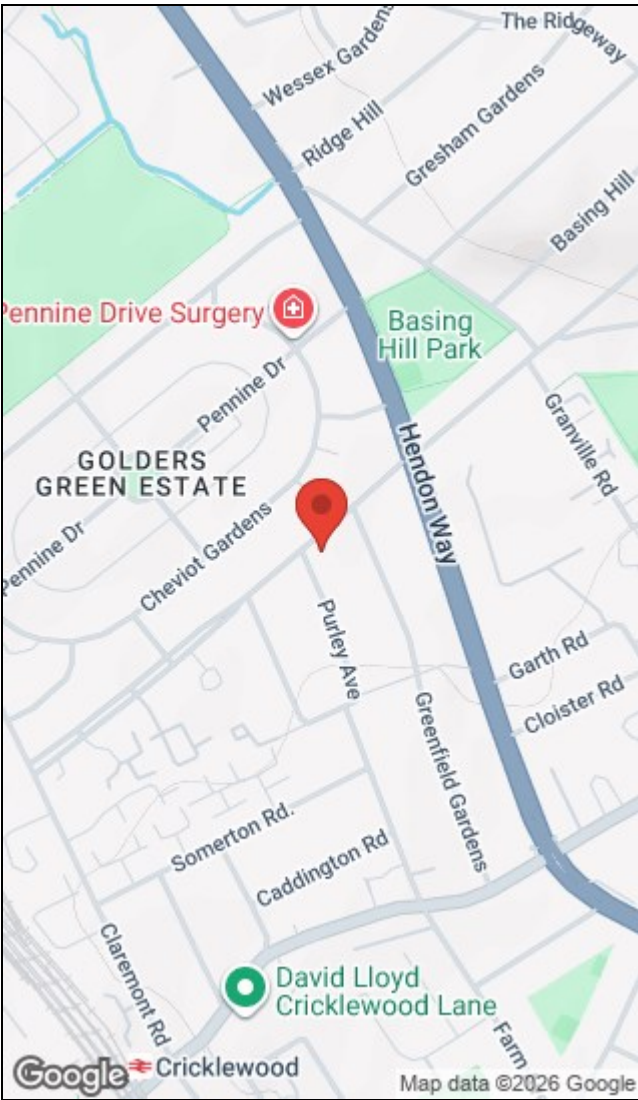
Outbuilding = 150 sq ft / 13.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified Property Measurer



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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