



Armitage Road, Golders Green NW11

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

A wonderful family home that has been meticulously refurbished throughout, offering approximately 3,760 sq ft of beautifully designed living space. The house comprises six bedrooms and five bathrooms, four of which are en suite, alongside expansive entertaining areas including two reception rooms, a beautiful bay-fronted dining room and stunning modern, fully fitted eat-in kitchen. Additional features include a guest WC, a second kitchen/utility room, air conditioning in the two main bedrooms, excellent built-in cupboards and a super large carpeted eaves storage room on the top floor.

The property benefits from a patio leading onto a large lawned garden, ideal for entertaining, as well as off-street parking for several cars.

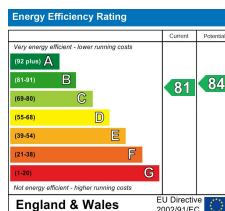
Armitage Road is ideally located for the excellent local amenities, shops, restaurants, and transport links of Golders Green, including the Northern Line Underground station.

ASKING PRICE: £1,961 per week

TENURE:

EPC RATING: B

COUNCIL TAX BAND: G



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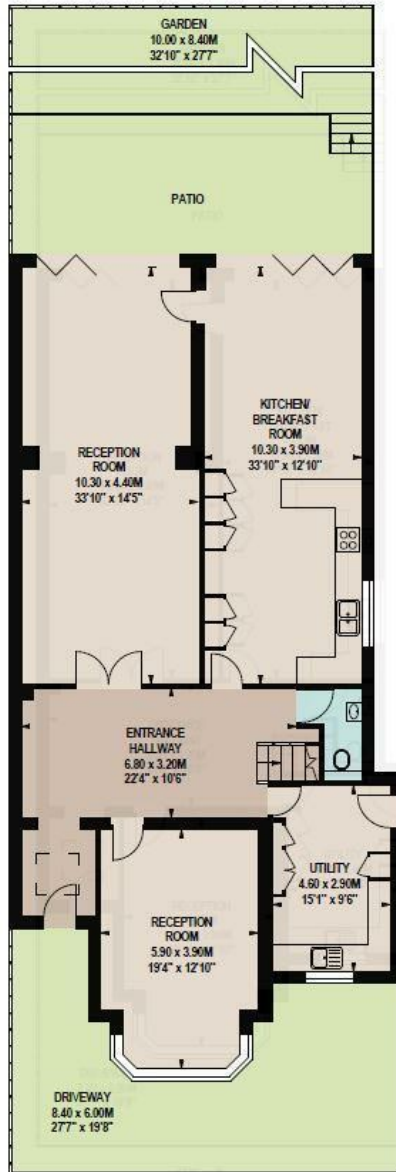








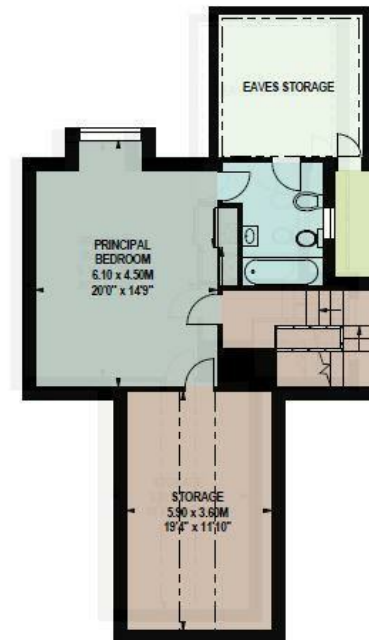




1726 sq ft
Ground Floor



1296 sq ft
First Floor



738 sq ft
Second Floor

Armitage Road, NW11

Approximate gross internal area
149.30 sq m / 3760 sq ft
(Excluding Eaves Storage)
Eaves Storage
12.82 sq m / 138 sq ft



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 in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.