



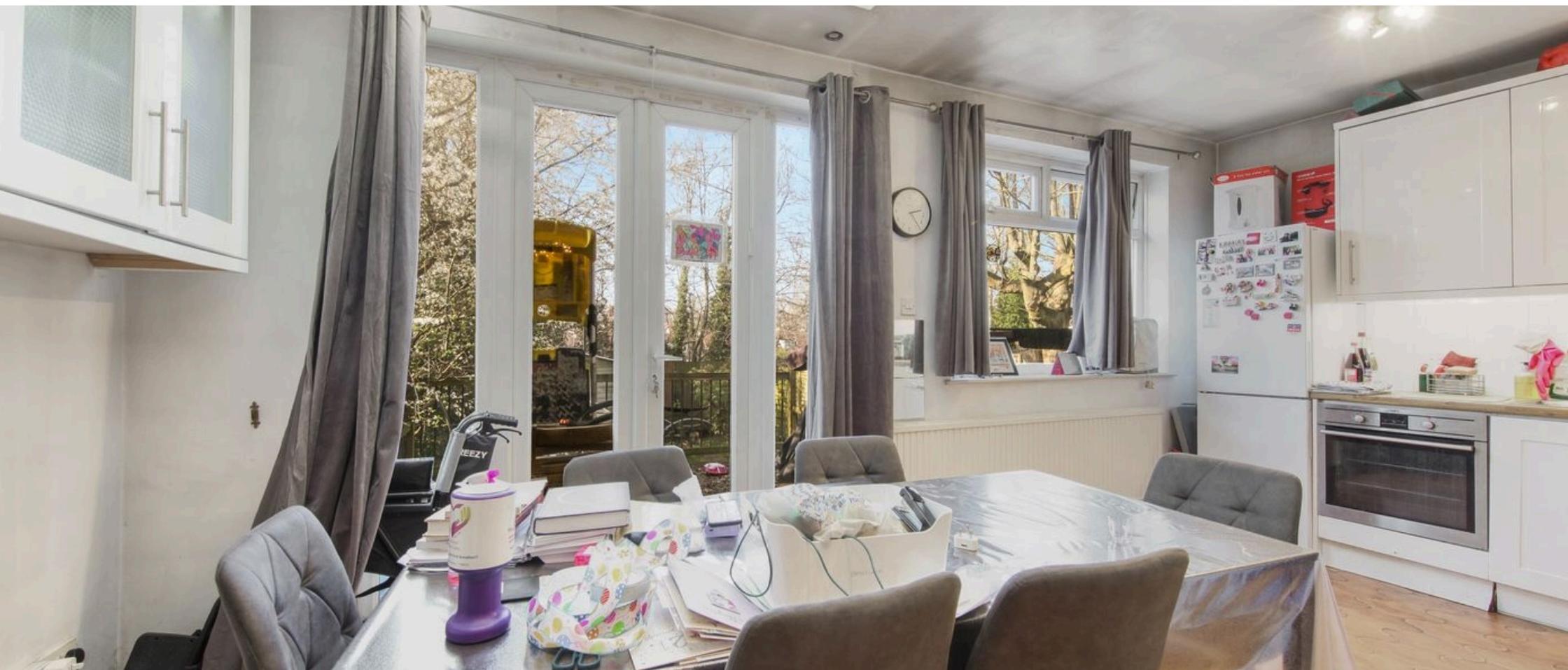
## **SINCLAIR GROVE**

Golders Green,  
London, NW11



Four/Five Bedrooms  
£1,100,000  
EPC Rating: D

A bright and deceptively spacious semi detached family home situated in popular tree lined road within walking distance of Tube station, Golders Green Road shopping facilities, Local amenities as well as bus routes in and out of Central London.



The property comprises double reception room, kitchen/Dining Room room with door leading to rear garden, Ground floor Cloakroom. On the first floor there is three bedrooms plus two bathrooms. On the top floor there is the principal bedroom with Ensuite Bathroom, plus the 5th bedroom/Study. Outside there is a lovely well tended rear garden with patio area.

To the front there is a driveway which offers off street parking for two cars.



- Four/Five bedrooms
- Three bathrooms (One Ensuite)
- Two Reception Rooms
- Large Kitchen/Dining Room
- 1708 sqft / 158.7 sqm of Living Space
- Good size rear garden
- Driveway providing off street parking for two cars
- Ground Floor Cloakroom
- Walking Distance of Tube Station
- Close proximity to Golders Green Road shopping Facilities
- Sole Agent





# Golders Green

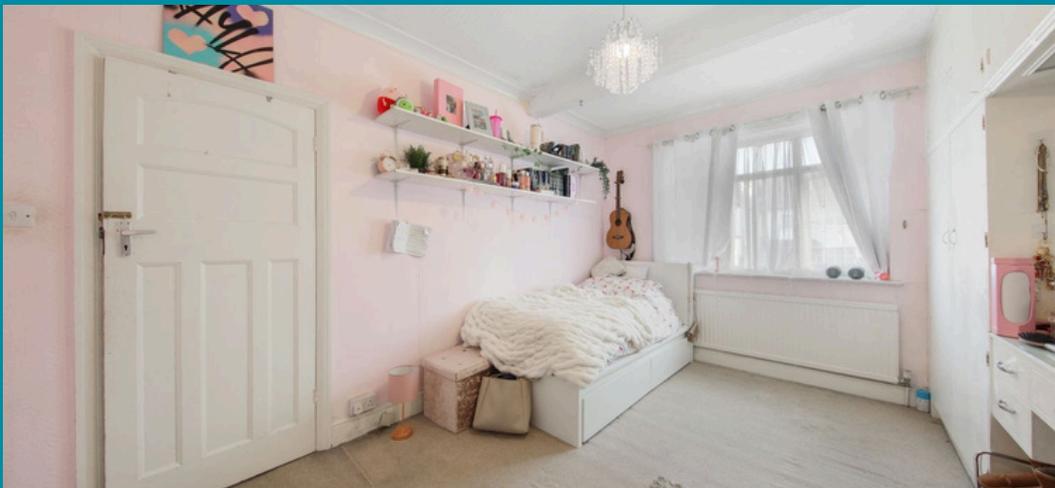
Golders Green is one of the most desirable parts of London to live, especially for families looking to settle down. Golders Green has many different types of property available both to rent and buy, a tranquil ambience, fantastic schools and excellent transport connections. What's more, when you move 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.

Golders Green

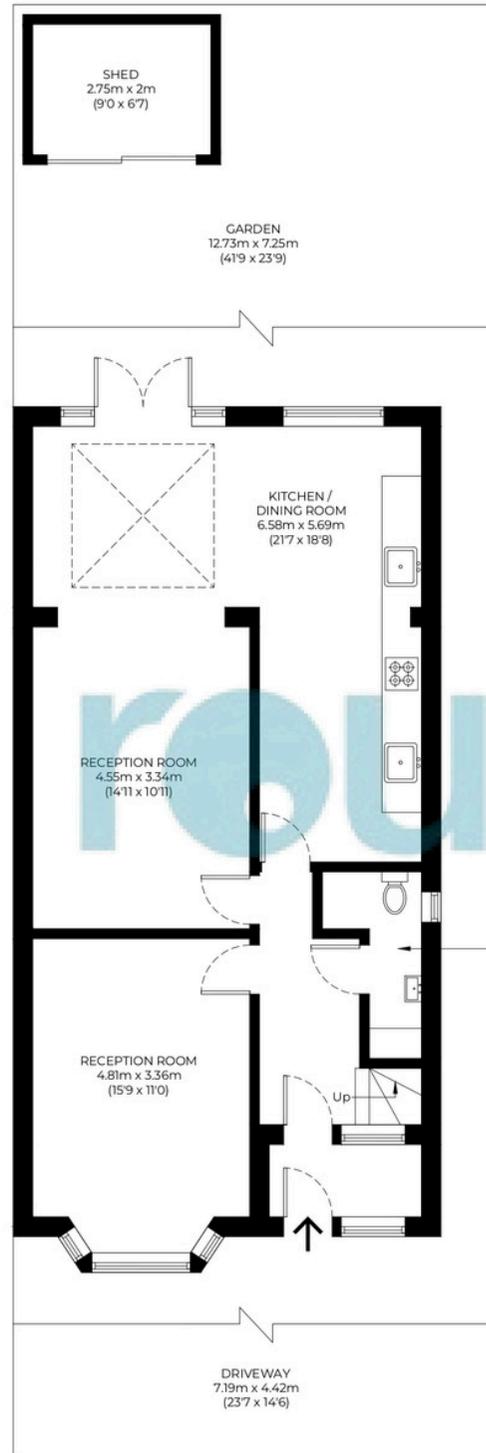


# Floorplan

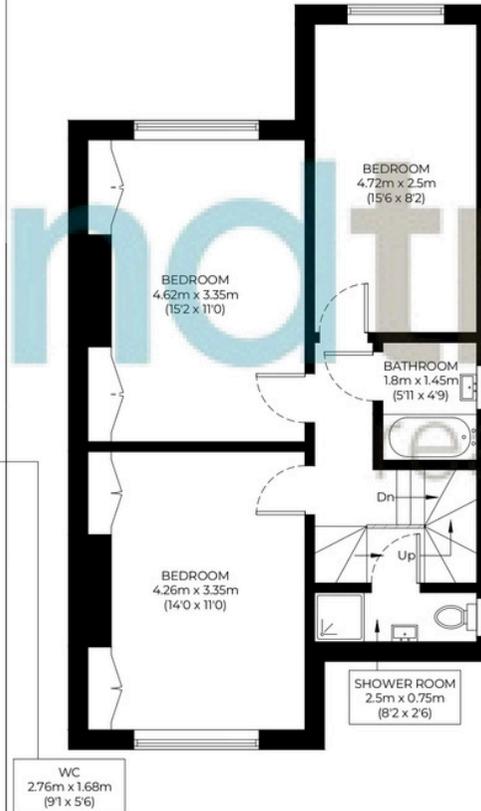
Approximate gross internal area

158.7 sqm / 1708 sqft

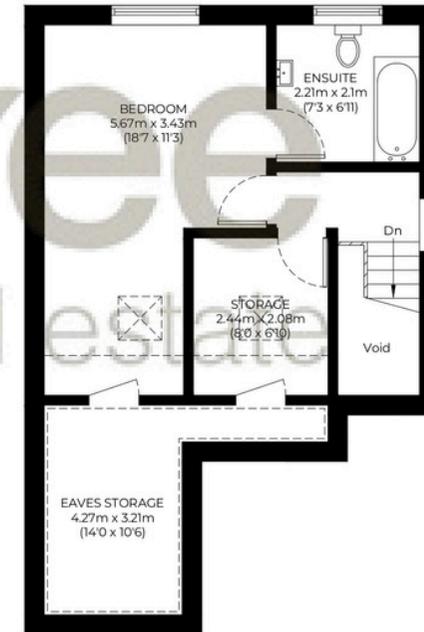
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. 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.



Ground Floor



First Floor



Second Floor



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