



PRINCE PARK AVENUE

Golders Green
London NW11



Five Bedroom Semi Detached House
EPC Rating: D

Price £1,280,000

A substantial and well-proportioned family home arranged over three floors, extending to approximately 1,833 sqft (170.3 sqm), ideally positioned on the sought-after Princes Park Avenue in NW11.



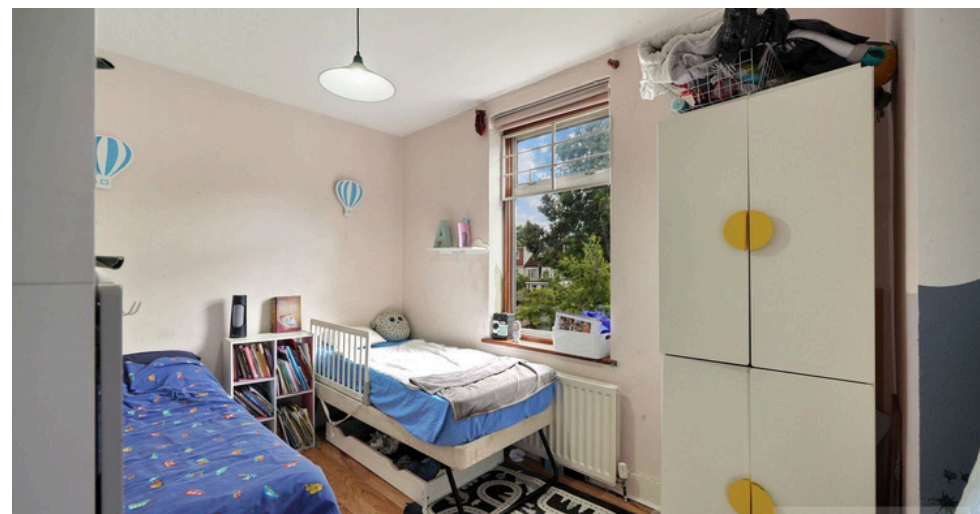
The property offers bright and versatile accommodation throughout, featuring a generous front reception room with bay window, a separate dining room, and a spacious Kosher kitchen overlooking the rear garden. The ground floor also benefits from a guest WC and excellent entertaining space with direct access to a large private rear garden.

The first floor comprises three well-sized bedrooms, a family bathroom, and a separate utility room, while the second floor provides two additional bedrooms, a shower room, and useful spacious eaves storage. At the rear of the garden are two substantial storage rooms/workshops, offering excellent potential for a home office, gym, studio, or further ancillary use (subject to the necessary consents).

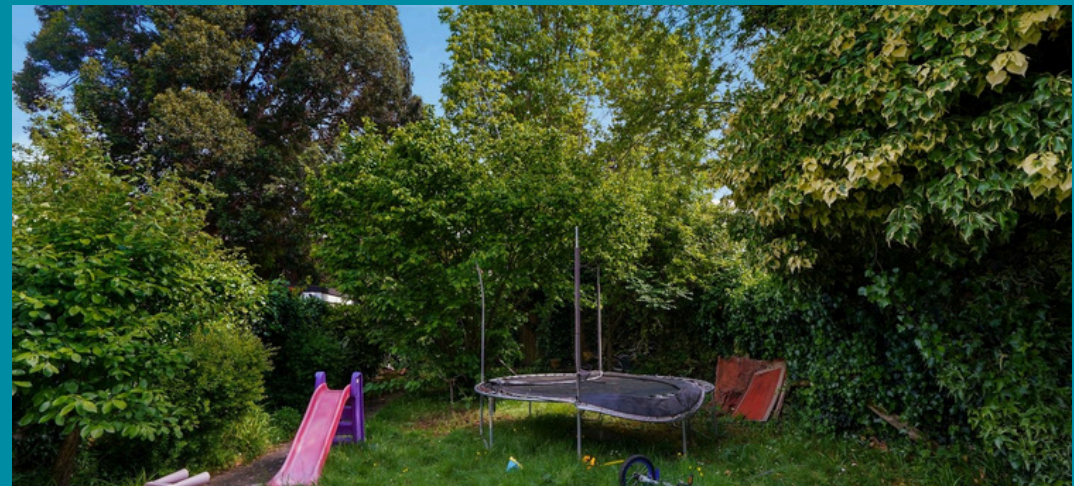
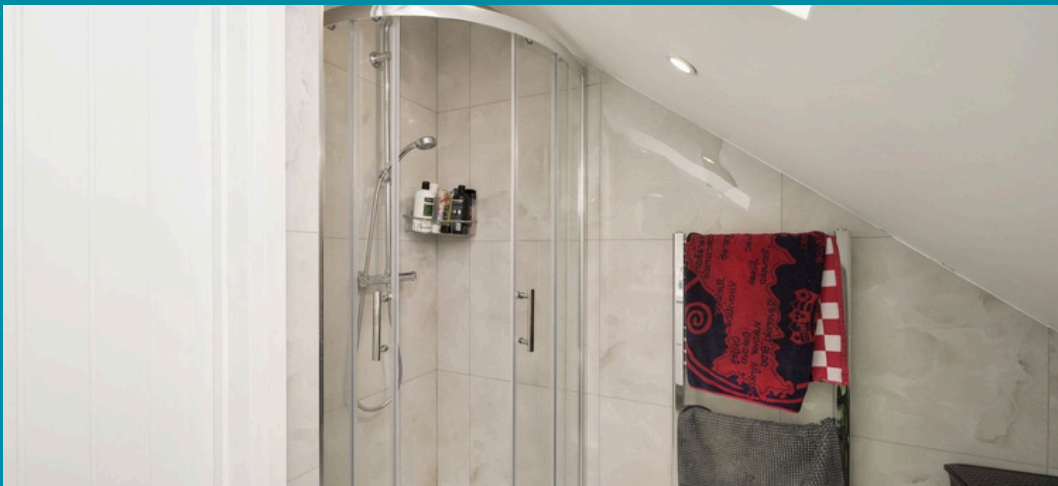
Located within easy reach of Golders Green and Hampstead Garden Suburb amenities, transport links, parks, and highly regarded schools, this is an ideal family home with excellent scope and flexibility.



- Five-bedroom semi-detached family home
- Approx. 1,833 sqft / 170.3 sqm
- Arranged over three floors
- Large front reception room with bay window
- Separate dining room
- Spacious Kosher kitchen with garden access
- Guest WC on ground floor
- Family bathroom plus additional shower room
- Utility room
- Extensive rear garden
- Two large external storage/workshop rooms
- Eaves storage on second floor
- Excellent potential to modernise or extend (STPP)
- Sought-after NW11 location
- Close to transport links, schools, and local amenities
- This is a chain free transaction



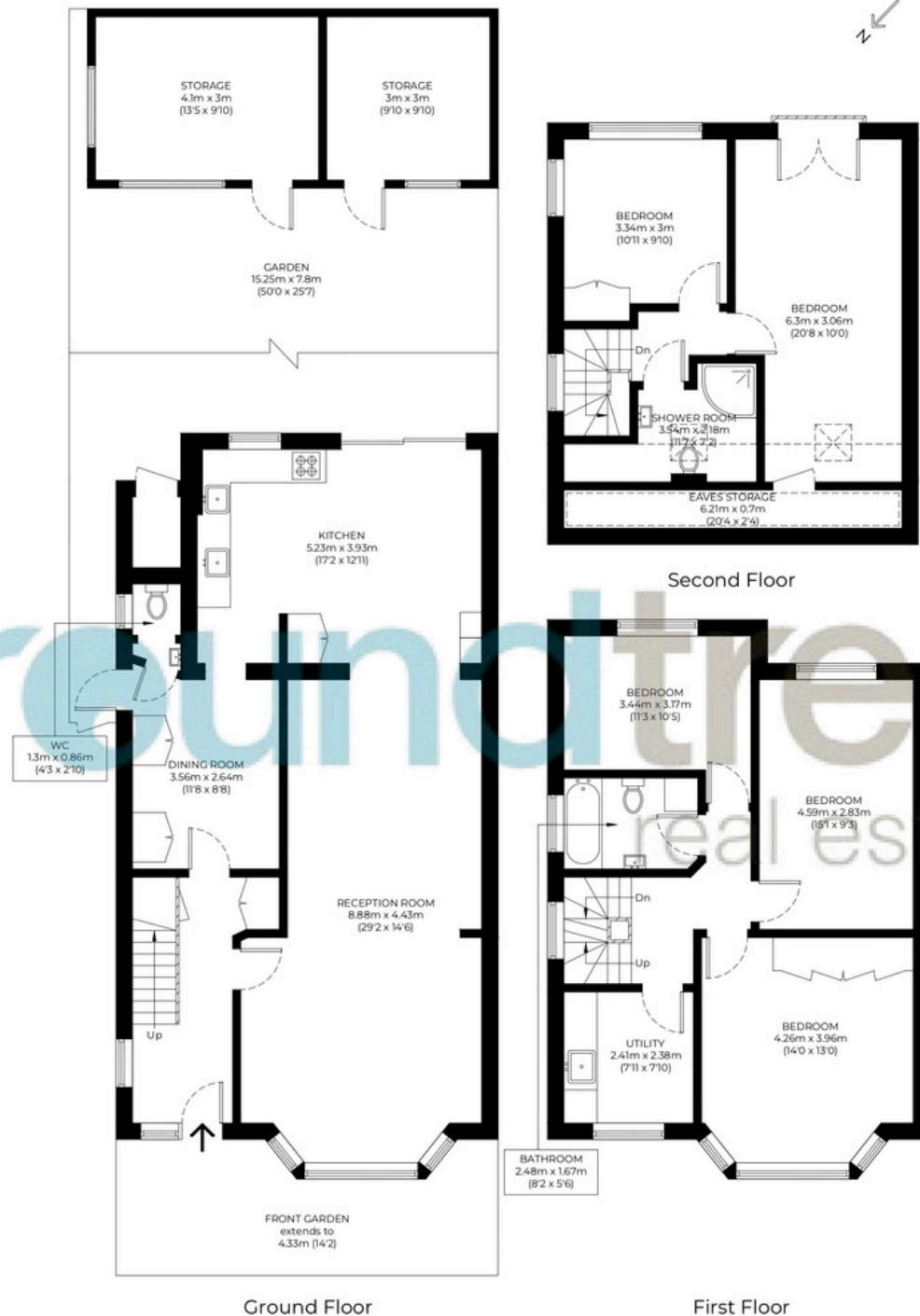




Floorplan


Approximate gross internal area

170.3 sqm / 1833 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.

 GROSS INTERNAL AREA (GIA)
170.3 sqm / 1833 sqft

 EXTERNAL STRUCTURAL FEATURES
22.9 sqm / 246 sqft

 RESTRICTED HEAD HEIGHT (RHH) / EAVES STORAGE
9.6 sqm / 103 sqft

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.

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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.