



 **5**
Bedrooms

 **3**
Bathrooms



We are pleased to offer this loft extended and rear extended five-bedroom semi-detached house over three floors with three bathrooms and two reception areas located on Leeside Crescent in London, within the NW11 0LA postcode area

The property was refurbished approximately five years ago and is presented in very good condition, with tiled flooring and recessed lighting across the principal living spaces.

The accommodation provides a combination of open-plan areas and separate rooms, with features including a main reception room, a large kitchen-dining area, double bedrooms an en-suite bathrooms and a guest cloakroom.

Leeside Crescent, Golders Green, London NW11 0LA,

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The principal living accommodation is arranged around an open-plan lounge and fully fitted kitchen-diner.

The lounge provides space for sofas and additional furniture, with built-in shelving and bookcases incorporated into the room.

The open-plan arrangement connects with the kitchen and dining area, allowing the spaces to be used together while retaining defined areas for seating, food preparation and meals.

The main reception room is positioned separately and includes extensive fitted shelving along one wall, together with space for a large dining table and chairs.

Windows provide bright natural light to this room, and the layout gives access towards the kitchen and the front or rear parts of the property.

The kitchen-diner forms a substantial part of the ground-floor accommodation and is a real eye catcher. It includes a central island with a pale work surface, integrated sink and storage beneath, as well as fitted wall and base units. The kitchen is equipped with integrated ovens and additional cooking appliances, with further work surfaces positioned along the rear and side walls. A second sink is located beside the window, and there is space for dining furniture adjacent to the garden-facing doors. Roof glazing and recessed ceiling lighting provide additional illumination.

Glazed doors open directly onto the rear garden, connecting the kitchen-diner with the outside space.

Part air conditioning is installed within the ground and first floors the property.

There are five bedrooms in total, including double bedrooms with fitted storage. The principal bedroom has a broad fitted wardrobe run, a front-facing window and additional space for bedroom furniture. Other bedrooms include fitted wardrobes or built-in storage, with one room arranged for children's or guest accommodation and incorporating shelving and a desk area. The accommodation also includes an en-suite and a further family bathroom. The main bathroom is fitted with a bath and shower screen, wash basin, WC, mirrored storage and a heated towel rail, with marble-effect wall and floor tiling.

A guest cloakroom is also provided on the ground floor.

Outside, the rear garden includes an easy-care astroturf lawn with raised sections, paved areas and planted borders. The garden is enclosed by fencing and has space for outdoor seating, play equipment and recreation. A garden shed is positioned at the rear, while the paved area closest to the house provides space for a table-tennis table and other uses. The property also benefits from eaves storage within the loft.

The property is located on Leeside Crescent in London, within the NW11 0LA postcode area. The supplied energy assessment records an Energy Efficiency Rating of 72, with a potential rating of 82. The Environmental Impact rating is 68, with a potential rating of 77.

Council tax is band F

EPC Band C

Asking price £1,225,000 FREEHOLD

Garden 33' 8" x 25' 5" (10.26m x 7.75m)

Shed 9' 10" x 7' 10" (3.00m x 2.39m)

Kitchen 16' 8" x 12' 9" (5.08m x 3.89m)

Dining Room 20' 2" x 15' 11" (6.15m x 4.85m)

W.C. 3' 11" x 2' 9" (1.19m x 0.84m)

Reception Room 15' 10" x 12' 10" (4.83m x 3.91m)

Front Garden 24' 7" x 17' 1" (7.49m x 5.21m)

Bedroom 12' 6" x 9' 11" (3.81m x 3.02m)

Bedroom 12' 11" x 9' 6" (3.94m x 2.90m)

En suite 6' 9" x 6' 8" (2.06m x 2.03m)

Eaves Storage 19' 3" x 12' 6" (5.87m x 3.81m)

Bathroom 8' x 5' 8" (2.44m x 1.73m)

Bedroom 12' 6" x 9' 1" (3.81m x 2.77m)

Bedroom 15' 4" x 10' 10" (4.67m x 3.30m)

Bedroom 16' 10" x 13' (5.13m x 3.96m)

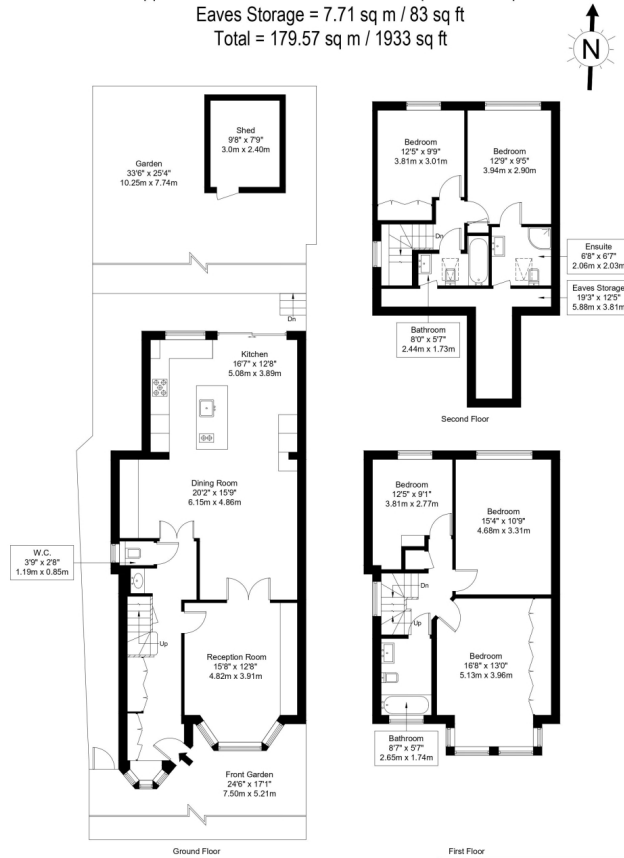
Bathroom 8' 8" x 5' 9" (2.64m x 1.75m)

Leeside Crescent, NW11 0LA

Approx Gross Internal Area = 171.86 sq m / 1850 sq ft

Eaves Storage = 7.71 sq m / 83 sq ft

Total = 179.57 sq m / 1933 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate for illustrative purposes only. The plan has been prepared in accordance with the RICS standards. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Address: Leeside Crescent, LONDON, NW11 0LA

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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