

MATT LEITCH
exp



Finchley Road, Golders Green, NW11

London

£975,000

Share of Freehold

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Arranged over the top two floors of a substantial 1930s semi-detached bay fronted house, and one of only two apartments within the property, this stunning and exceptionally spacious duplex penthouse, offers approximately 1,485 sq ft of beautifully proportioned living space (1,605 sq ft including eaves storage) in one of Golders Green's most sought-after addresses.

Set back from the Finchley, beyond the private driveway, the property is accessed from the ground floor and rises through two further floors, creating a genuine feeling of a private home.

The first floor features a large landing/ hallway (which could be used as office space) leading to two generous double bedrooms, including a south west facing principal bedroom suite measuring an impressive 17'6" x 16'7" benefitting from a full ensuite bathroom.

This level also provides the shared shower room and built-in storage.

A turning staircase leads to the second floor which opens into a wonderfully bright and expansive living/ dining room measuring 17'9" x 17'9", with an 11" pitched ceiling, perfect for both relaxing and entertaining.

The kitchen, though separate, is bright and well appointed with integrated appliances, utility area and skylight . Additional eaves storage of over 100 sq ft completes the top floor.

The property also offers potential to create a private roof terrace (subject to planning approval).

The apartment benefits from an off-street parking space and a Share of the Freehold.

The property, despite being sold as an individual apartment could easily be reconfigured with the garden maisonette below to create a grand family home.







Finchley Road offers a rare opportunity to enjoy penthouse living in one of north London's most desirable and well-connected addresses, perfectly positioned for professionals and discerning buyers who want the best of both city access and suburban calm.

Golders Green Underground Station (Northern line) is just minutes on foot, offering swift, direct connections to the West End, City, London Bridge and beyond. Regular buses along Finchley Road provide additional flexibility, while easy access to the North Circular makes this an equally convenient base for those travelling by car.

The area boasts an exceptional range of schooling options, from the world-renowned Henrietta Barnett School and North London Collegiate to well-regarded independents and Outstanding Ofsted-rated primaries. NW11 is consistently one of north London's most sought-after postcodes for families, and the quality of local education is a significant part of that appeal.

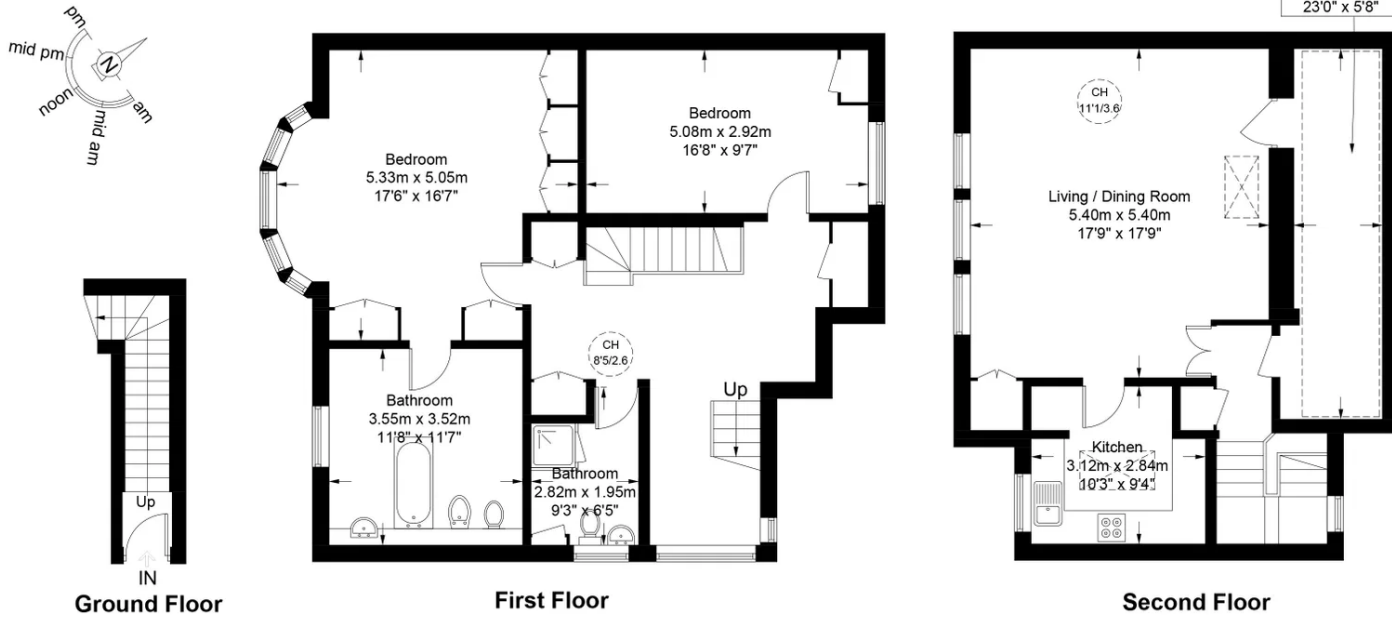
Golders Green's vibrant high street is on your doorstep, with Waitrose, Tesco, a wide choice of restaurants – including some of London's finest kosher and international dining – and a range of independent boutiques and cafés all within easy reach. For downtime, the stunning green spaces of Hampstead Heath and Golders Hill Park offer a genuine escape from city life, while the charm of Hampstead village itself is just a short drive or bus ride away.



Finchley Road NW11 7PE

Approximate Gross Internal Area = 1605 sq ft / 149.1 sq m
(Including Eaves Storage)
Approximate Gross Internal Area = 1485 sq ft / 138.0 sq m
(Excluding Eaves Storage)

Restricted Height = 104 sq ft / 9.7 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 81 |
| (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 | |



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.



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