



RUSSELL GARDENS, NW11
£1,250,000 FREEHOLD

A sizeable 4 bedroom family home with great potential within a much sought after location

4 Bedrooms/ 2 Reception Rooms/ Extension to Rear/ Central Location/ Large Unconverted Loft/ Chain Free/ EPC Rating: E/ Council Tax Band: G



DESCRIPTION:

We are delighted to offer this extended 4 bedroom semi-detached family house in a much sought after location off Golders Green Road. Russell Gardens is located within walking distance of local shops on Russell Parade, and is highly convenient for transport facilities both at Golders Green and Brent Cross. There are local recreational facilities at Princes Park and a great selection of local Kosher shops within the immediate vicinity.

Accommodation comprises 2 reception rooms, a large kitchen/breakfast room and a guest WC on the ground floor (both the rear reception room and the kitchen are already extended).

On the 1st floor there are 4 large bedrooms and a family bathroom. In excess of 160m and 1700 sq ft this is already a spacious house on 2 floors. The loft is as yet unextended and once done (subject to planning) the property could benefit from 2 additional bedrooms a further bathroom.

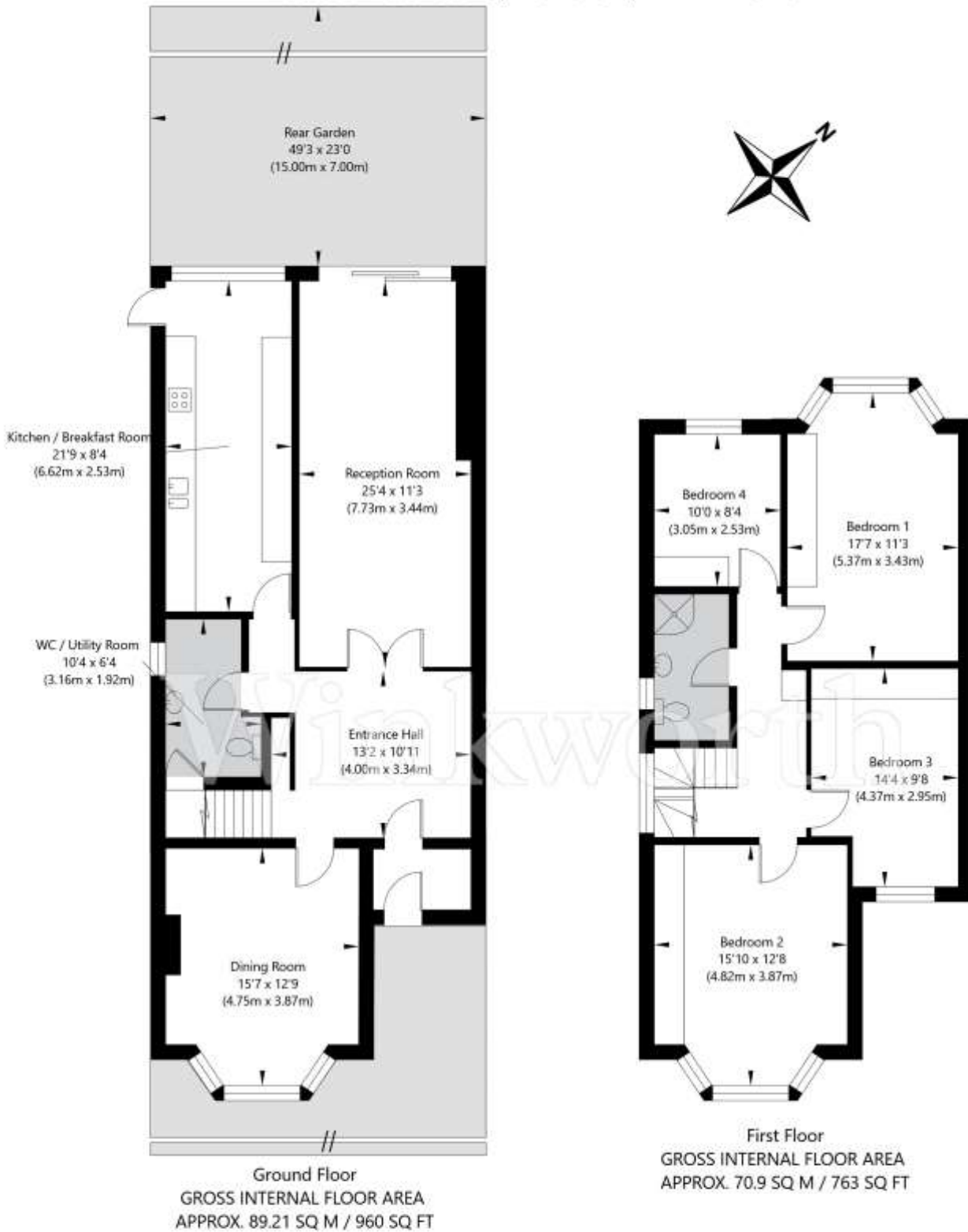
Overall the condition is of a house that has been well maintained but would benefit from some internal modernisation.

The property is to be sold chain free and viewing is highly recommended.





Russell Gardens, London, NW11 9NJ



APPROXIMATE GROSS INTERNAL FLOOR AREA 160.11 SQ M / 1723 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.