

The Brookdales, NW11

3 2 2

£750,000 *Leasehold*

Offering in excess of 1,900 sq. ft. of stylish and well-proportioned accommodation, this impressive family home has been thoughtfully designed to provide generous living space, contemporary finishes and excellent entertaining areas throughout. The property is approached via a spacious entrance hallway, leading to an elegant reception room with French doors opening directly onto the private rear garden. At the heart of the home is a stunning open-plan lounge, kitchen and dining room, beautifully fitted with sleek quartz worktops, integrated Neff appliances and bi-folding doors that seamlessly connect the indoor and outdoor spaces, creating the perfect setting for both everyday family life and entertaining.

KEY FEATURES

- MODERN BUILD TOWN HOUSE
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- TWO BATHROOMS
- CLOAKROOM
- OPEN PLAN LIVING SPACE WITH BY-FOLDING DOORS
- NEFF APPLIANCES AND QUARTZ WORKTOPS
- DOUBLE GARAGES WITH ELECTRIC DOOR
- EXTRA LIVING ROOM & WALK IN CLOSETS
- LEASEHOLD 999 YEARS





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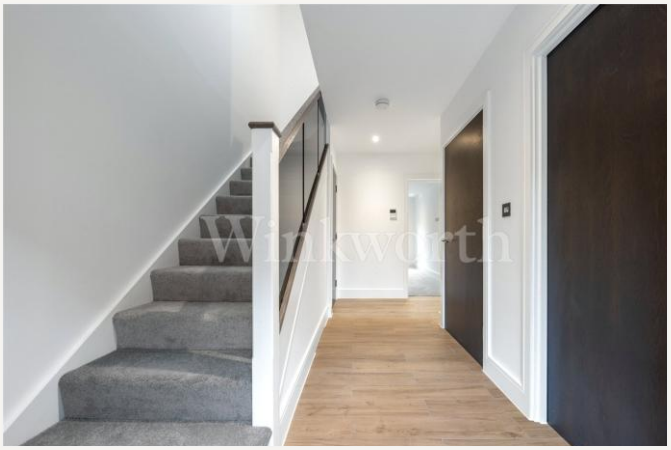


Upstairs are three generous double bedrooms, all benefiting from fitted wardrobes, whilst the principal bedroom enjoys the added luxury of a dedicated dressing area with extensive fitted storage. Completing this outstanding home is a private rear garden and an integral double garage beneath the property, featuring an electric garage door, providing excellent parking, storage and practicality.

The Brookdales is one of Golders Green's most desirable residential addresses, ideally positioned within easy reach of the excellent shopping, cafés and restaurants along Golders Green Road, Temple Fortune and Finchley Road. Commuters are exceptionally well served by nearby Golders Green Underground Station (Northern Line), offering direct links into the West End, the City and King's Cross, whilst excellent road connections via the A41, North Circular and M1 provide convenient access across London and beyond. Families are particularly drawn to the area for its selection of highly regarded Ofsted-rated primary and secondary schools, together with an abundance of green open spaces including Golders Hill Park, Hampstead Heath and the beautiful Heath Extension, offering woodland walks, sports facilities, children's play areas and some of North London's most picturesque outdoor spaces. Combining outstanding connectivity, excellent local amenities and a superb family environment, The Brookdales remains one of NW11's most sought-after locations.















MATERIAL INFO

Tenure: Leasehold
Term: 996 year and 1 months
Service Charge: £1800 per annum
Ground Rent: Peppercorn
Council Tax Band: D
EPC rating: B

The Brookdales, London, NW11 9JU

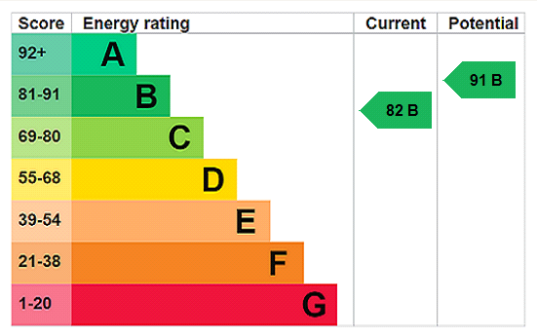


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 72.8 SQ M / 784 SQ FT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.77 SQ M / 837 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING GARAGE 177.35 SQ M / 1909 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.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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