

Gresham Gardens, NW11

£1,650,000 *FREEHOLD*

4 3 2

A SUBSTANTIAL DETACHED FAMILY HOME.

KEY FEATURES

- DETACHED
- PREMIER LOCATION
- GARAGE AND OWN DRIVE IN
- CHAIN FREE
- GREAT POTENTIAL
- EPC RATING: D
- COUNCIL TAX BAND: G





Golders Green

020 8458 8313 | goldersgreen@winkworth.co.uk



DESCRIPTION

We are delighted to offer this spacious, 4-bedroom detached family home in one of Golders Greens most premier roads.

Gresham Gardens is located off The Ridgeway and is within easy access of central Golders Green, the fabulous amenity spaces of Hampstead Heath and Golders Hill Park, and excellent transport links to the West End and major road and rail networks across London and the Country.

The property, currently built on 2 floors (ground and first) measures in excess of 2,300 sq' (216 sqm), has excellent scope for extension both on the ground floor (adjacent to the kitchen/breakfast room and the rear of the garage) and the entire loft area (both subject to obtaining appropriate permissions).

Accommodation comprises, a large lounge/hallway, a through dining room and living room to the rear and a formal sitting room to the front. On the ground floor there is also a guest WC, a kitchen/breakfast room and a utility room. On the 1st floor there is a principal bedroom with an en-suite shower room, 3 further bedrooms and a family bathroom. Externally, to the rear, is a mature secluded landscaped garden with a large patio area and mainly lawned with several trees and perennial borders adjacent to the boundary fences. To the front exterior is a small walled garden planted with roses and hedging. There is access to the large garage and own driveway.

Both internally and externally the house has been extremely well maintained and could easily be lived in and enjoyed in its current condition, with extensions and further modernization carried out at a later date if required.

Viewing is highly recommended.



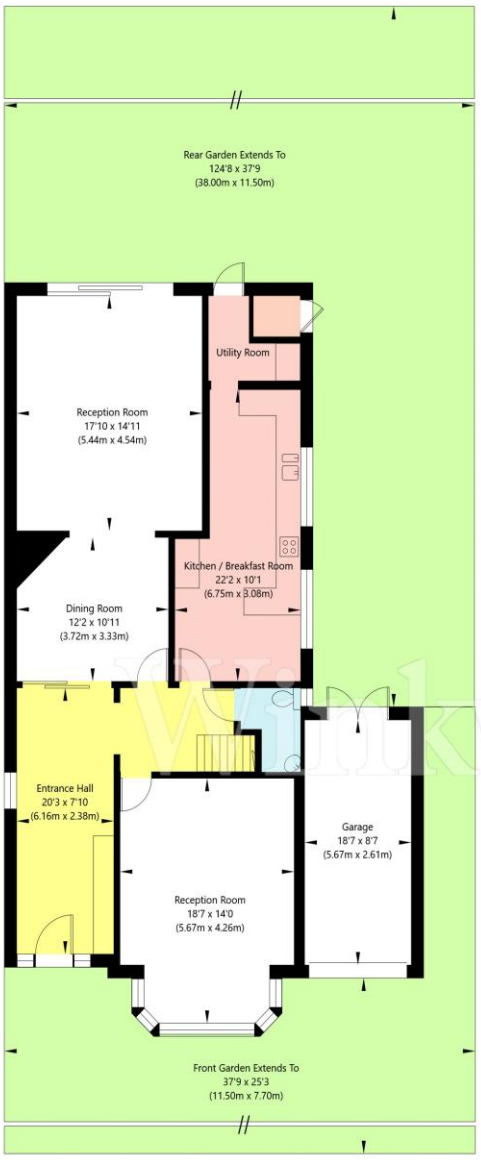




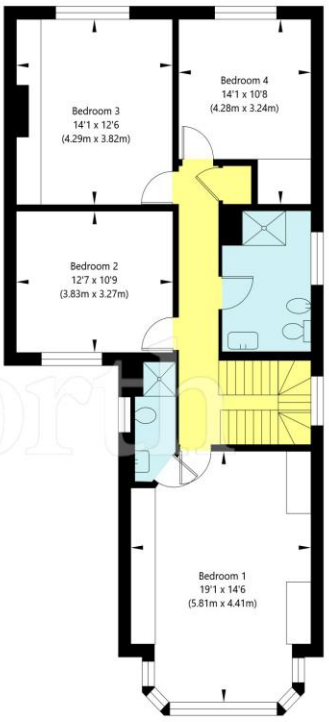




Gresham Gardens, London, NW11 8PD



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 126.29 SQ M / 1359 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 89.74 SQ M / 966 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 216.03 SQ M / 2325 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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