



Finchley Road, NW11
£799,950 *Share of Freehold*

3  1  2 

KEY FEATURES

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Garden
- Reserved parking space
- EPC Rating: D
- Council Tax Band: F



Golders Green

020 8458 8313 | goldersgreen@winkworth.co.uk



DESCRIPTION

This extremely spacious and rarely available three-bedroom, two-bathroom garden maisonette is ideally located in the heart of Golders Green, just moments from Golders Hill Park, Golders Green Underground Station (Northern Line), and Sainsbury's.

Occupying the ground floor of an impressive detached house set back from Finchley Road, the property offers an exceptional sense of peace and tranquillity despite its highly convenient central location. The two upper-floor flats have separate entrances accessed via the side of the building, giving this flat a high degree of privacy and independence with its own exclusive entrance.

A standout feature of the property is the stunning west-facing patio garden, which enjoys excellent afternoon sunlight. The garden also benefits from a private and secluded feel, with no directly overlooking properties to the rear.

All accommodation is arranged on the ground floor and extends to approximately 115.99 sq m / 1,249 sq ft. Best of all, the property benefits from both a spacious reception room with direct access to the garden and a separate fully fitted kitchen.

All three bedrooms are generously proportioned and comfortably accommodate double beds, while the principal bedroom benefits from an en-suite shower room. There is a separate family bathroom/ WC serving bedrooms two and three.

One of the property's most attractive features is its exceptional accessibility to everything Golders Green has to offer, including local shops, cafés, restaurants, transport links, and green open spaces like the very nearby Golders Hill Park.

Overall, this is a highly desirable, low-maintenance home in an outstanding location.

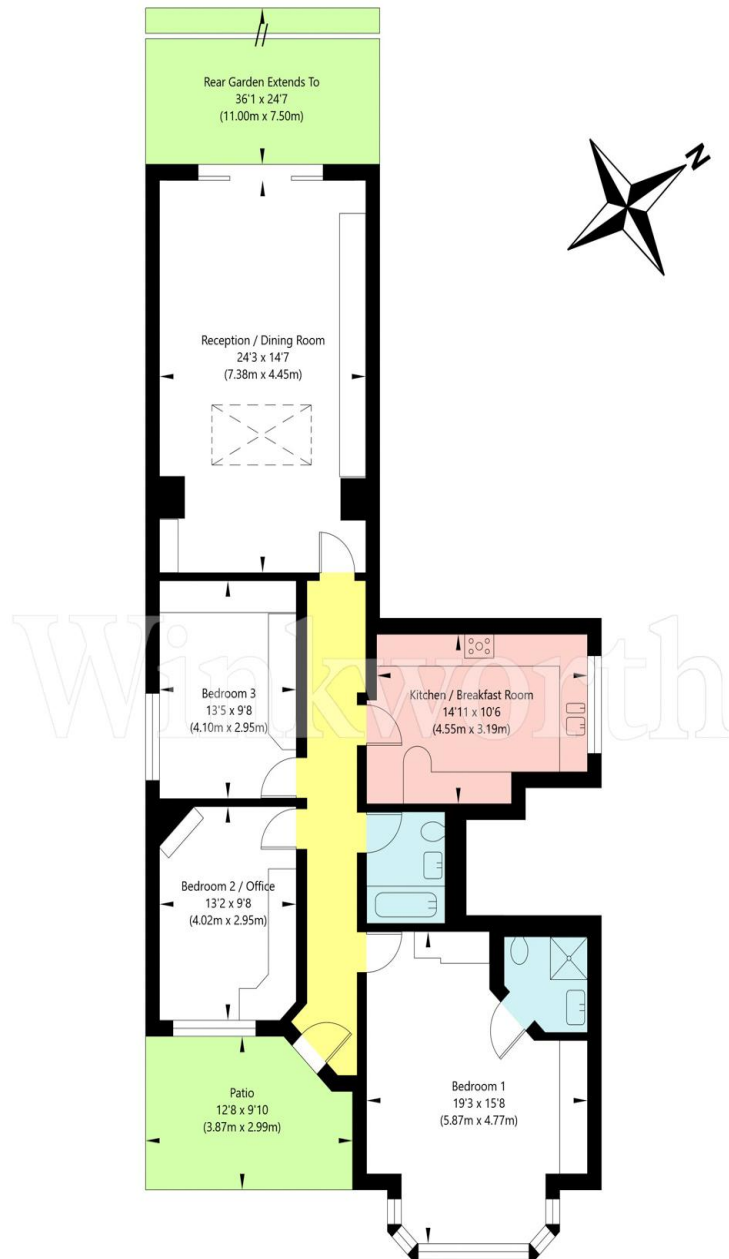
Viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



Finchley Road, London NW11 8AJ

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 115.99 SQ M / 1249 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 115.99 SQ M / 1249 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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