



The Park, NW11

Guide Price **£2,000,000**

5  3  2 

KEY FEATURES

- Halls adjoining semi-detached house
- Premier location, with direct access onto Golders Hill Park
- Spacious accommodation
- Great potential
- Secluded garden with raised patio and 1st floor balcony
- EPC Rating: D
- Council Tax Band: H



Golders Green

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DESCRIPTION

Rarely available, we are delighted to offer this extremely spacious, 5 bedroom, 2 bathroom, halls adjoining semi-detached family home located in The Park.

The Park is a highly sought after location, part of the quiet "Park Triangle" of roads, adjoining Golders Hill Park and is perfectly situated for both Hampstead and Golders Green in terms of schools, recreational spaces and transport facilities. A major benefit of the location is direct access into Golders Hill Park (during opening hours) down a privately owned road via a gate to which only Park Triangle residents have a key.

The property has been a much-loved home for the same family in excess of 50 years and will be sorely missed.

As built originally, the house is configured over 3 floors with 2 principal reception rooms to the ground floor plus a kitchen / diner, a utility room and a guest WC.

Off the front hallway of the house there is a small workroom/study area (originally part of the hallway). The house, being on an elevated plot, has a wooden deck area to the rear reception room with steps leading down to the garden.

On the 1st floor, there are 4 double bedrooms and a family bathroom. The larger of the rear 2 bedrooms has a balcony.

On the 2nd floor the layout currently provides for a very large bedroom plus a kitchenette and bathroom. If required, and with permission, this area could be considerably altered and enlarged.

Currently the house measures approximately 2650 sq ft (246 sq metres), and is un-extended. Because of its elevated plot, there is significant potential (subject to planning) to create a stunning basement which would give direct access to the rear garden. The latter being a peaceful and secluded space measuring approximately 40 x 30 feet.

The house has been maintained to a modest level over the years, including a new roof in 2010. It is anticipated that full modernisation is required and this is reflected in the guide price quoted.

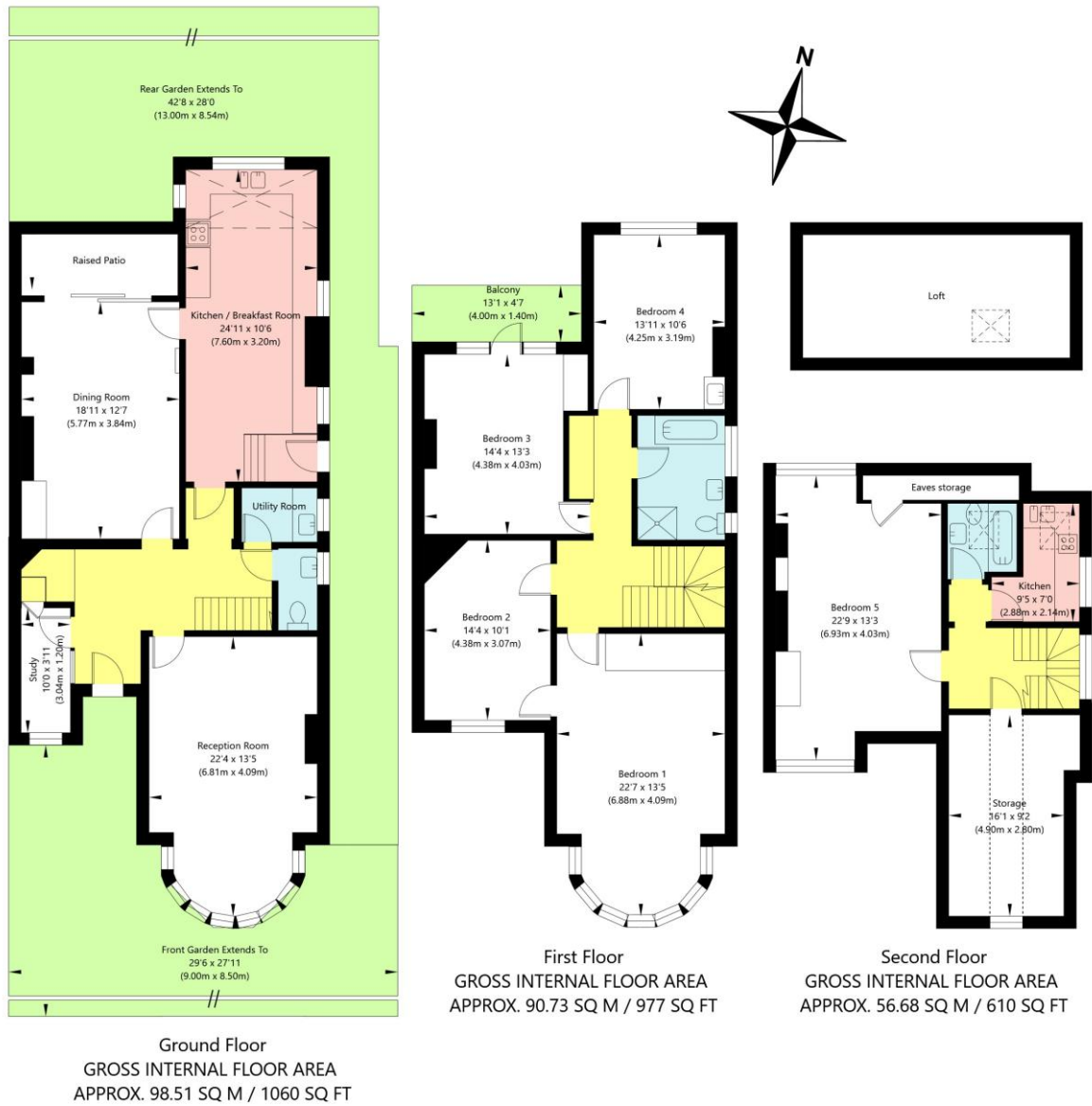
This is a most exciting project and one that we anticipate will create a large amount of interest.

Viewing is highly recommended.

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



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APPROXIMATE GROSS INTERNAL FLOOR AREA 245.92 SQ M / 2647 SQ FT
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 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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