



FINCHLEY ROAD, NW11
£1,595,000 FREEHOLD

A VERY SPACIOUS AND WELL LOCATED 5 BEDROOM, 3 BATHROOM FAMILY HOME.

5 BEDROOMS/ 3 BATHROOMS/ GATED DRIVEWAY, WEST FACING GARDEN/ CHAIN FREE/ GOOD CONDITION/ EPC RATING: D/ COUNCIL TAX BAND: G



DESCRIPTION:

We are delighted to offer this very spacious 5 bedroom 3 bathroom family home located on the Finchley Road, close to the junction with Ravenscroft Avenue.

The property is located behind electric gates with off street parking for 3 to 4 cars and is excess of 2500 sq' over 3 floors. Accommodation comprises, on the ground floor, a large throughs reception with sliding doors directly onto the rear garden, a luxury kitchen/breakfast room with adjoining utility room plus a guest WC. On the 1st floor there are 4 bedrooms with a large en-suite to the principle bedroom and a separate family bathroom. On the 2nd floor there is a luxury master suite complete with en-suite bathroom and a separate office/ study area (or maybe even a gym!).

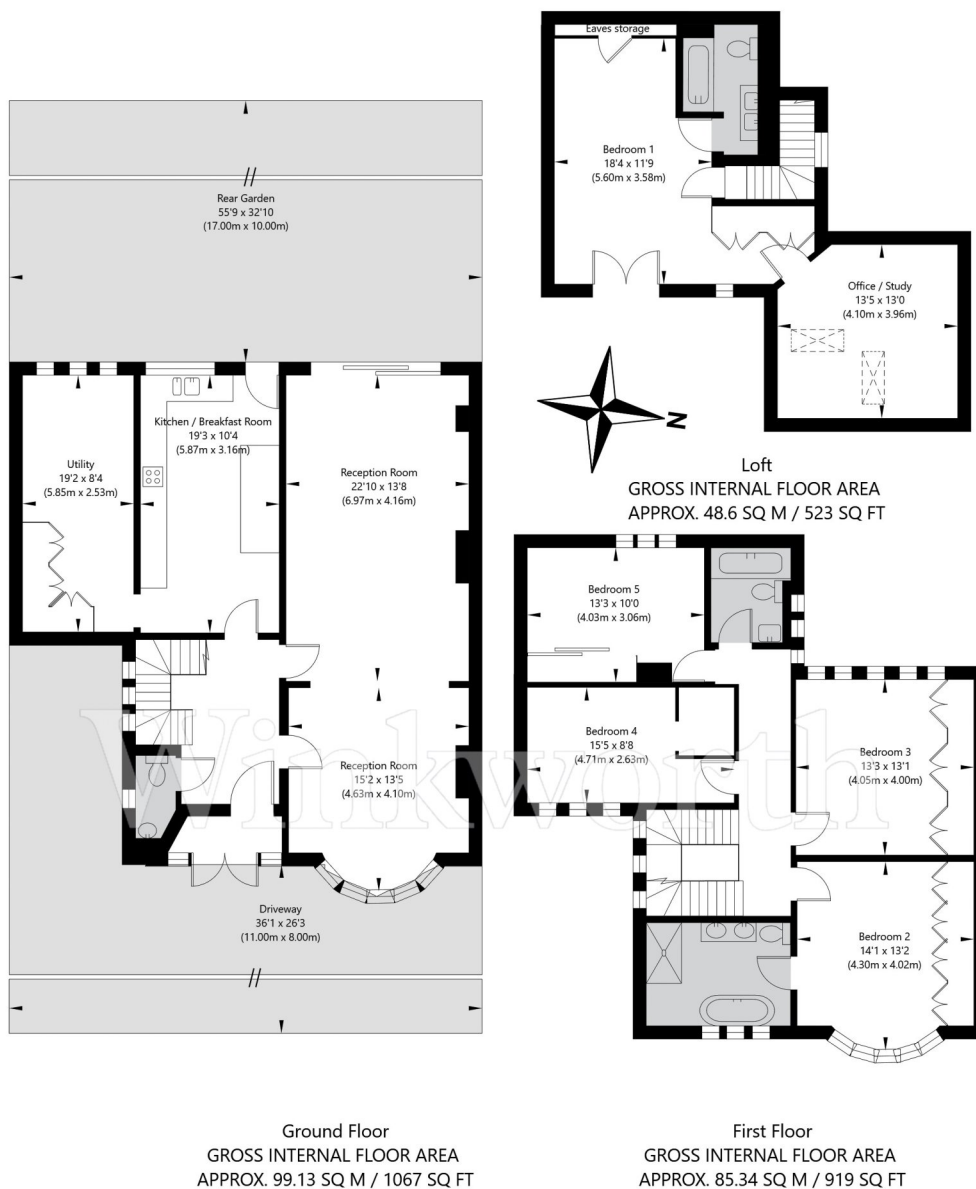
The property is offered in good order throughout and is ideally situated for access to Golders Green, Temple Fortune and the fabulous amenity spaces of the Hampstead Heath Extension and Hampstead Garden Suburb.

The property also has a lovely West facing garden and is offered chain free.

Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





APPROXIMATE GROSS INTERNAL FLOOR AREA 233.07 SQ M / 2509 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.