



PENTLAND CLOSE, NW11
£675,000 FREEHOLD

A 3 BEDROOM SEMI-DETACHED HOME WITH GREAT POTENTIAL.

3 BEDROOMS/ 2 INTERCONNECTING RECEPTION ROOMS/ GARAGE WITH OWN DRIVEWAY/ QUIET CLOSE/ CHAIN FREE/ REQUIRES MODERNISATION/ EPC BAND: D/ COUNCIL TAX BAND: E



DESCRIPTION:

A superb opportunity to purchase this un-modernised and larger than average, original 3 bedroom semi-detached family home.

Pentland Close is located off The Vale and is typical of the houses on the Golders Green Estate, however it has the benefit of an NW11 postcode. Houses in this quiet close are rarely available to purchase.

Although seemingly in original condition, this particular property has a 2 storey rear extension both on the ground and first floors; it's possible that it was bespoke and may even have been built this way. The extensions provide a kitchen/morning room and an enlarged bathroom to the 1st floor.

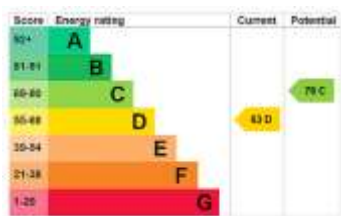
Accommodation comprises, on the ground floor, 2 interconnecting reception rooms with a parquet floor, a breakfast room and kitchen. The garage that is to the side of the house runs the length of the hallway and has a large void area behind that could easily be built on to create a large kitchen/dining room and guest WC.

On the 1st floor there are 3 bedrooms, a large family bathroom and separate WC. To the rear of the house is an attractive South facing garden and at the front of house there is both a garden area and a long driveway suitable for 2/3 cars.

It would be perfectly possible subject to planning to create/enlarge the existing 1st floor accommodation over the garage and also create a loft conversion. It would also be possible to convert the garage into an additional bedroom or living room/playroom.

Overall this is a wonderful opportunity to create a fabulous family home in a delightful Close within easy access of Golders Green, Brent X and the exciting regeneration area around Claremont Park now named Brent Cross North with its new Thameslink station and both Commercial and Residential infrastructure.

Early viewing is extremely recommended as we anticipate very strong demand.





Pentland Close, London NW11 8SP



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 57.66 SQ M / 621 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.15 SQ M / 497 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 103.81 SQ M / 1118 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.