



SANDERSTEAD AVENUE, NW2  
**£1,475,000 FREEHOLD**

## A stunning 5 bedroom 3 bathroom house with flexible accommodation

5 BEDROOMS/ 3 BATHROOMS/ SECLUDED WEST FACING GARDEN/  
OPEN LIVING SPACE/ AMAZING CONDITION/ EPC RATING: E/ COUNCIL  
TAX BAND: F



## DESCRIPTION:

We are delighted to offer this magnificent 5 bedroom semi detached family home with 3 bedrooms and 2 bathrooms on the 1<sup>st</sup> floor and 2 additional bedrooms (or living rooms) on the ground floor excluding the main living room which is 27' x 24'. A fabulous open plan, contemporary space. There is also a truly top class shower room.

Sanderstead Avenue is located off The Vale and is a quiet, residential street with wide fronted 2 storey houses. It is common for one or both of the ground floor secondary rooms to be used as additional living rooms thus offering maximum flexibility.

The main living room which is approximately 27' x 24' is a huge open plan living space, kitchen and dining area with feature full height and with bi fold doors and roof skylights to bring in additional natural daylight.

In addition, off the living room is a fully equipped utility room with access to the rear garden/ side passageway. On the 1<sup>st</sup> floor all 3 bedrooms are double in size with the principle bedroom suite being exceptional in terms of space and daylight with a sumptuous ensuite. The additional 1<sup>st</sup> floor bathroom is also of a very high standard.

Externally to the rear of the house is a mature, delightful West facing garden with a raised deck area – a real suntrap!

To the front of the house is a wide, block paved driveway however please note, at this juncture there is no dropped kerb. We understand the current owners had previously applied and had permission to create a dropped kerb but this was not done and has subsequently lapsed (2023). If desired a new permission would have to be obtained.

Overall this is a truly wonderful, contemporary house with a magnificent amount of flexible living space full of light and with spacious rooms.

Viewing is highly recommended.





# Sanderstead Avenue, London NW2 1SE



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 119.31 SQ M / 1284 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 67.07 SQ M / 722 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 186.38 SQ M / 2006 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		