



The Vale, NW11
£1,995,000 *Freehold*

5  2  3 

KEY FEATURES

- New Build (2022)
- Over 2300 sq ft
- Bravermen Kitchen with Miele appliances
- 3.5 Bathrooms
- Conservatory
- Solar Panels

EPC RATING: B

COUNCIL TAX BAND: G



Golders Green

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DESCRIPTION

A stunning architecturally designed five bedroom new build home with off street parking for two cars and a south facing rear garden.

Designed by award winning architects XUL, this superb home has been built to a meticulous standard offering approximately 2300 sq ft of bright and contemporary accommodation over three floors. Comprising an entrance hall, open plan reception room/dining room, a conservatory and stylish integrated Braverman kitchen with Miele appliances, fabulous principal bedroom suite with dressing room and bathroom, four further bedrooms (one with en-suite shower room), family bathroom, utility room, guest cloakroom and a south facing rear patio garden as well as a side garden. Further benefits include solar panels, underfloor heating to the ground floor and bathrooms, air conditioning in the top floor, Neatsmith fitted wardrobes to all the bedrooms, outstanding lighting design, electric car charging point set up, bicycle storage, irrigation system and a level access lift to the front.

There is also the remainder of a ten-year new build warranty. Located 0.3 miles from Golders Green Underground station as well as the many shops, cafes and restaurants, close proximity to the amenity spaces of Golders Hill Park, Hampstead Heath and Kenwood.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tango House



APPROXIMATE GROSS INTERNAL FLOOR AREA 217.9 SQ M / 2346 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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