



ALBERON GARDENS, NW11
£1,150,000 FREEHOLD

**A LOVELY 4 BEDROOM FAMILY HOME
LOCATED IN QUIET NO THROUGH ROAD
CLOSE TO SHOPS AT TEMPLE FORTUNE**

**4 Bedrooms/ 3 Reception Rooms/ 2 Bathrooms/ Off Street Parking/
South Facing Garden/ Quiet Location/ Chain Free/ EPC Rating: D/
Council Tax Band: F**



DESCRIPTION:

We are delighted to offer this extremely desirable 4 bedroom family home located in Temple Fortune and within easy access to both Golders Green and Finchley transport facilities, shops, schools and places of worship.

Alberon Gardens is a small, quiet no through road off The Finchley Road close to Henleys Corner. Accommodation comprises on the ground floor, 3 reception rooms (Lounge, study and secondary living room/dining room) a spacious entrance hallway, a large downstairs shower room and guest WC and a separate utility room. The rear reception room is open plan with a modern fitted kitchen and there are French doors onto the patio and garden.

On the 1st floor there are 4 bedrooms and a family bathroom. The loft area is as yet un-converted but if this was required we would anticipate that there is sufficient space (subject to achieving planning permission) for 2 further bedrooms and additional bathroom.

Externally to the rear of the property, there is a Southerly facing lawned garden with large patio area. To the front there is small raised garden bed plus a large paved area for off street parking. The latter has in situ. An electricity charging point for an E.V.

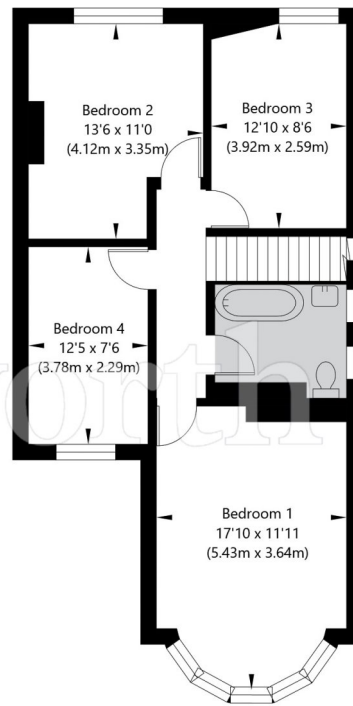
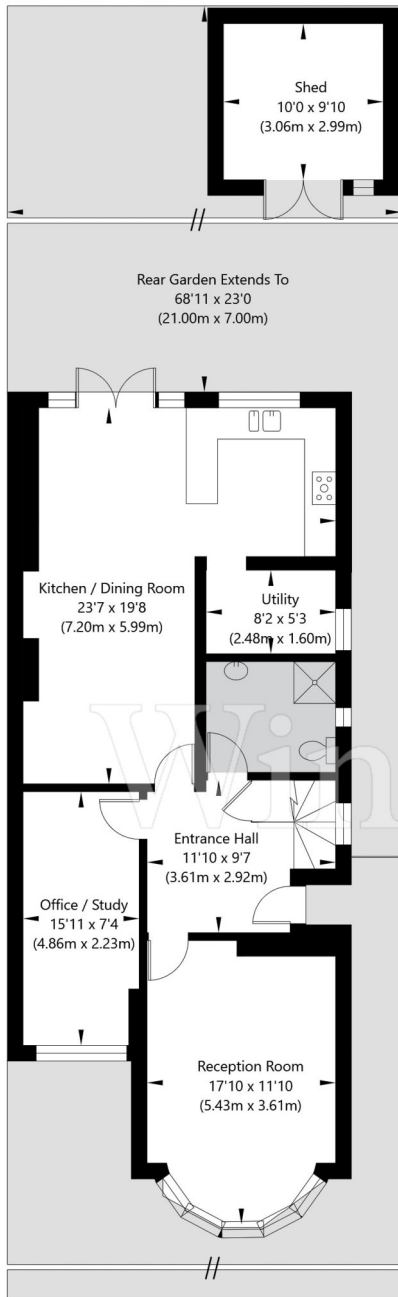
Overall this is a well appointed spacious family home in a highly desirable road with excellent further potential. Offered with no upper chain we anticipate a high level of demand.

Viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		83
B	(81-91)		
C	(69-80)		
D	(55-68)	65	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Alberon Gardens, London, NW11 0AG



Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 64.38 SQ M / 693 SQ FT

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 82.53 SQ M / 888 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDING 156.06 SQ M / 1679 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.