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## **Golders Park Close Golders Hill Park NW11**

Located on this exclusive cul-de-sac made up entirely of single family houses, a bright, detached 5 bedroom house of contemporary design offering circa 2,600 sq ft of accommodation arranged over three floors with off street parking for four/five cars and a lovely 85' south facing rear garden which backs directly onto the beautiful vast rolling open spaces of Golders Hill Park with its tennis courts, mini-zoo and cafe.

The house is offered in good decorative condition but lends itself to extending and re-modelling to make a more substantial family house. At present the property offers an entrance lobby, guest WC, reception room leading out to the garden, dining area, study and 28' kitchen/breakfast room all on the ground floor.

The first floor enjoys the principal suite of bedroom, en-suite dressing room & en-suite bathroom, three further double bedrooms and two additional bathrooms (one en-suite).

The lower ground floor provides a large informal reception room/bedroom five, a utility room and bathroom. The rear garden is mainly laid to lawn with flowering borders and mature tree on the rear boundary.

The comprehensive transport hub of Golders Green underground station (Northern Line) is located within a short walk as well as the excellent array of local supermarkets, specialist food shops, restaurants and cafes.

**Offers in the region of £3,150,000**

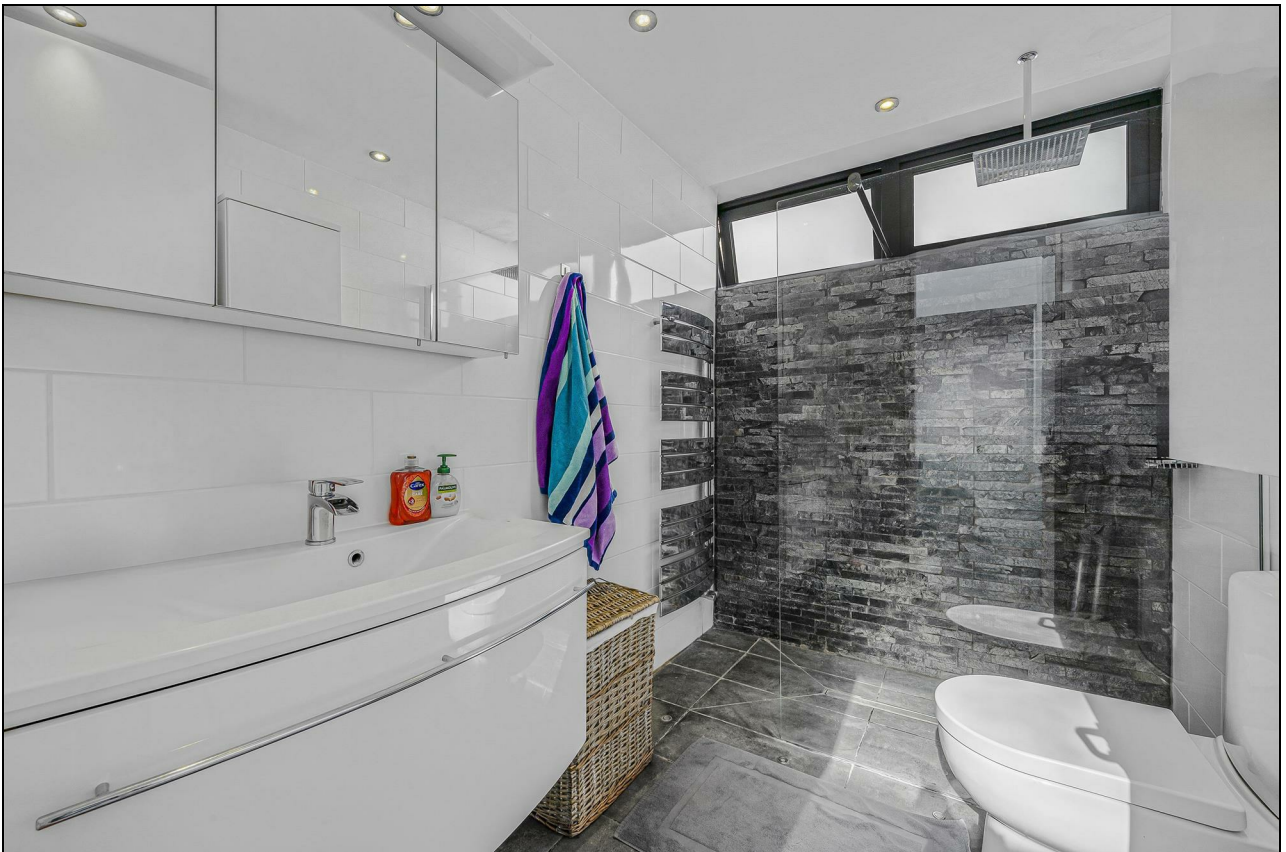
**JOINT SOLE AGENT**

**Freehold**



















# Golders Park Close NW11

Gross internal area (approx.)

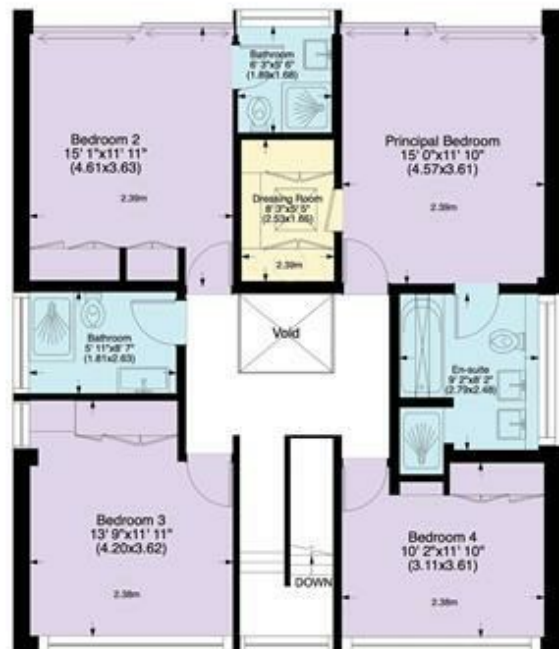
241 Sq m (2596 Sq ft)

Site Area (approx.)

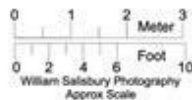
Acre 0.15 Hectares 0.06

For identification only, Not to Scale

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First Floor - Approx 98 Sq m - 1050 Sq ft



Ground Floor - Approx 101 Sq m - 1089 Sq ft



Basement - Approx 42 Sq m - 456 Sq ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

# Golders Park Close NW11

Gross internal area (approx.)

241 Sq m (2596 Sq ft)

Site Area (approx.)

Acre 0.15 Hectares 0.06

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Garden  
Approximately  
84' 1"x45' 0"  
(25.64x13.72)



Drive  
Approximately  
39' 9"x43' 7"  
(12.12x13.29)

Ground Floor - Approx 101 Sq m - 1089 Sq ft



First Floor - Approx 98 Sq m - 1050 Sq ft



Basement - Approx 42 Sq m - 456 Sq ft

[www.WilliamSalisbury.Photography](http://www.WilliamSalisbury.Photography)

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