



TK International  
020 7794 8700  
www.t-k.co.uk

Residential Sales  
Residential Lettings  
Property Management

Sales Office:  
9 Heath Street  
Hampstead  
London NW3 6TP  
E: sales@t-k.co.uk

Lettings Office:  
16-18 Heath Street  
Hampstead  
London NW3 6TE  
E: lettings@t-k.co.uk

tk.international  
TK International  
TK International

Est.  
1998



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

This modern family home is located in this quiet Cul-De-Sac found off West Heath Avenue and backs directly onto Golders Hill Park.

The property offers a flexible and spacious living accommodation that is arranged over three floors which allows for plenty of natural light throughout. On the ground floor, there is a large entrance hallway, expansive Kitchen/breakfast room, office/TV room and a living/family room that overlooks the beautiful south facing rear garden. On the first floor, there are 4 bedrooms and 3 bathrooms (2 En Suite), including the principal suite with dressing room. The rear bedrooms have an exceptional view over Golders Hill Park.

The lower ground floor is currently used as a TV/Cinema room with built in surround system but can also be used as a self contained nanny flat/staff accommodation area.

The rear, south facing rear garden has direct access onto Golders Hill Park. There is off street parking for approximately 5 cars. The house is minutes walking distance of Golders Green Tube station, Shopping facilities and local amenities plus easy access to Central London combined with the seclusion and magnificence of Hampstead heath.

EPC RATING: D  
COUNCIL TAX BAND: H

**£9,000 Per Month**

**SOLE AGENT**

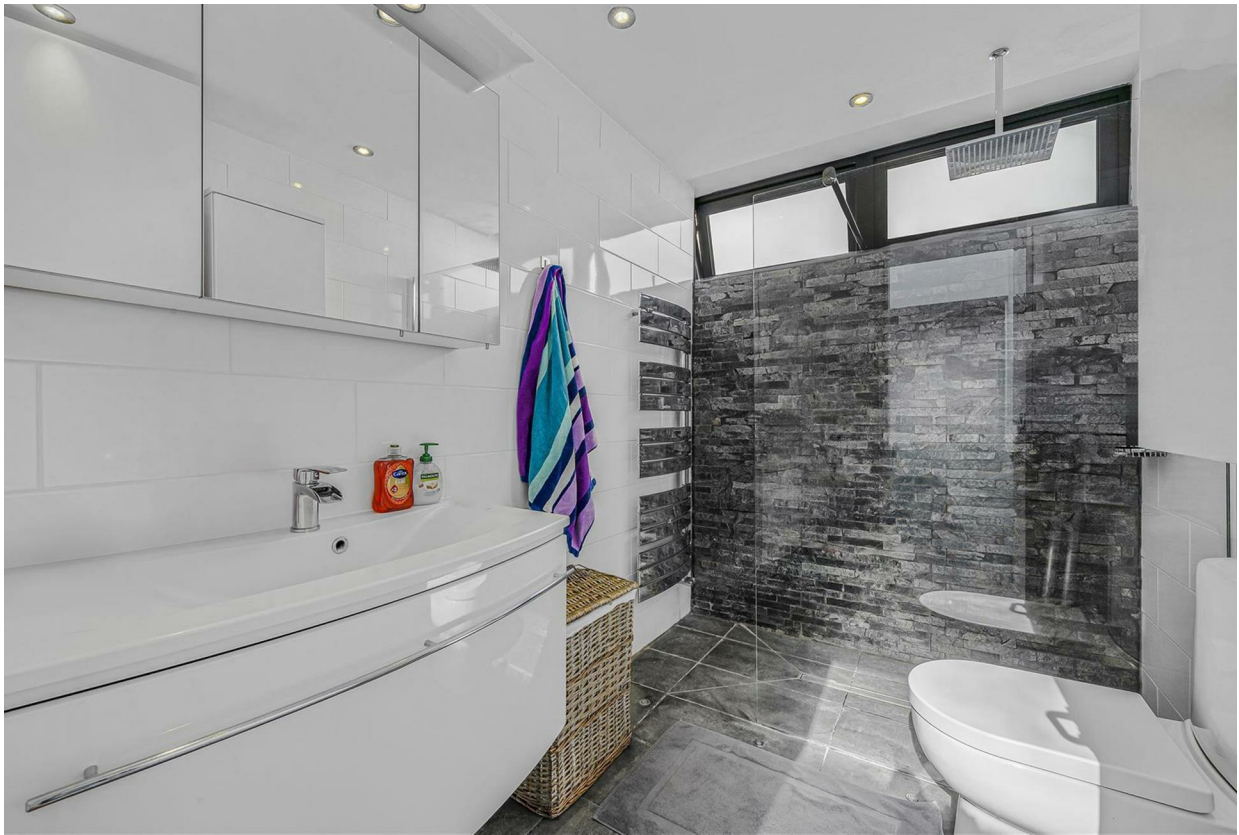












# Golders Park Close NW11

Gross internal area (approx.)

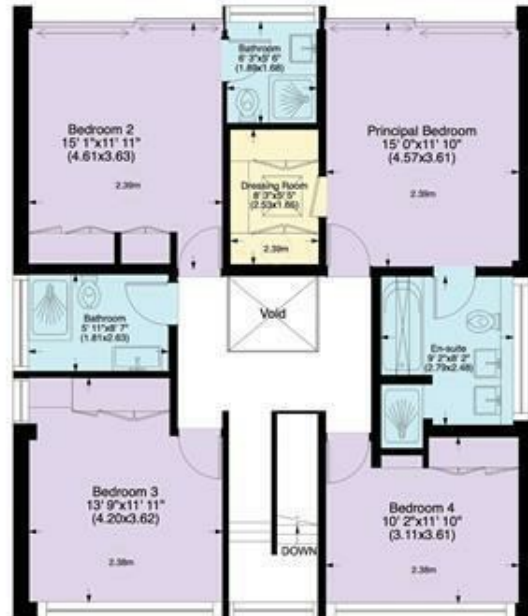
241 Sq m (2596 Sq ft)

Site Area (approx.)

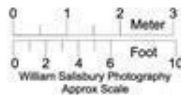
Acre 0.15 Hectares 0.06

For identification only, Not to Scale

Produced for and copyrighted, to TK international ©



First Floor - Approx 98 Sq m - 1050 Sq ft



Basement - Approx 42 Sq m - 456 Sq ft



Ground Floor - Approx 101 Sq m - 1089 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).