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## Wycombe Gardens Golders Green NW11

A recently built, architecturally distinctive contemporary home arranged over three floors, offering four bedrooms plus a study and two bathrooms, set on a highly desirable and quiet tree-lined avenue. The property is ideally located close to the open green spaces of Golders Hill Park and the vibrant shopping, dining, café and transport hub of Golders Green.

The ground floor features a generous reception room with attractive views over the gardens. The lower ground floor forms the heart of the home, boasting a beautifully appointed fully fitted kitchen open-plan to a spacious dining/family room, with direct access to the rear garden. This level also includes a study, guest WC (with plumbing in place for a shower), a large utility room and excellent storage.

The principal bedroom suite occupies the first floor and benefits from an en-suite bathroom and a dressing room (or optional fourth bedroom). The second floor provides two further well-proportioned bedrooms and a family bathroom.

This bright and generously proportioned home offers approximately 2,312 sq ft / 215 sq m (gross) of accommodation, complemented by a 73' south-facing rear garden (designed by the award winning Charlotte Row) and off-street parking for two cars.

**£2,250,000**

**Freehold**

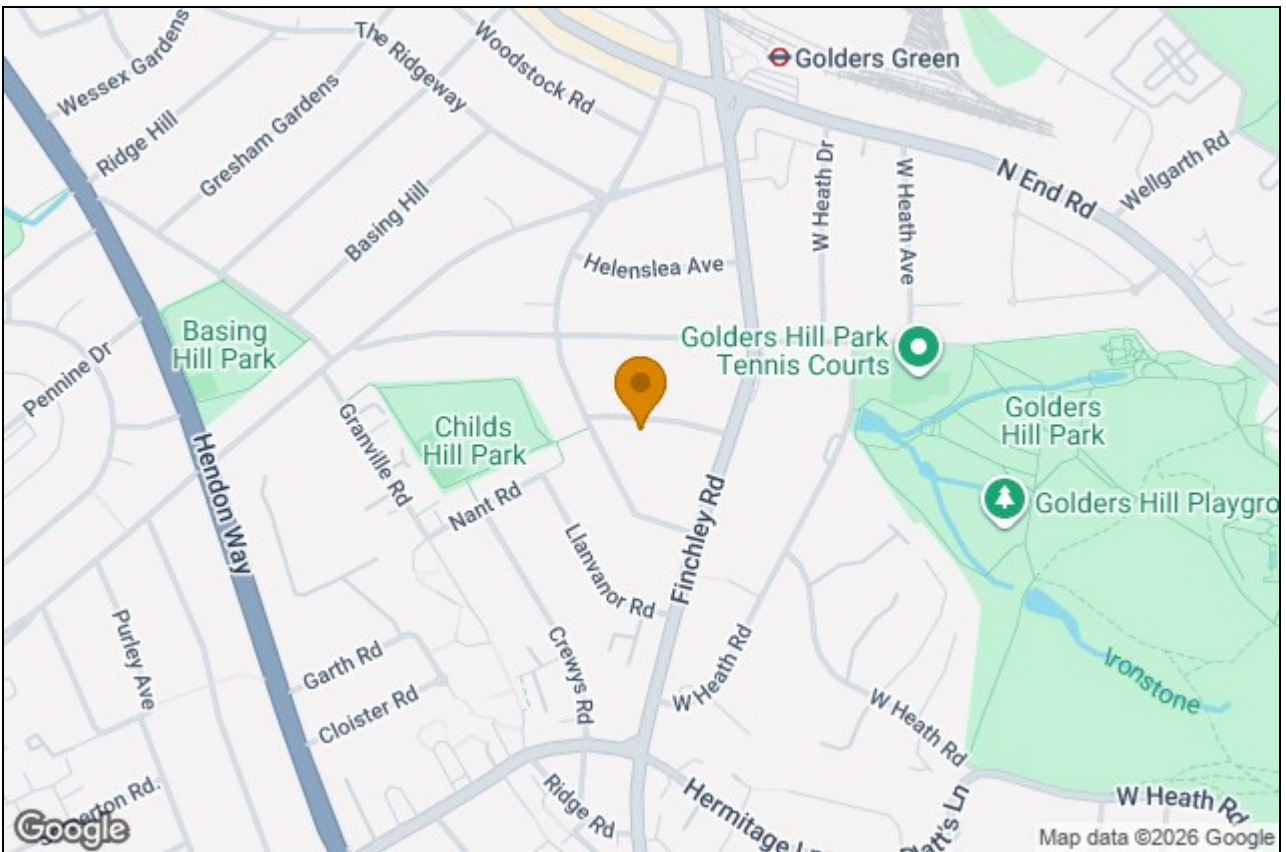








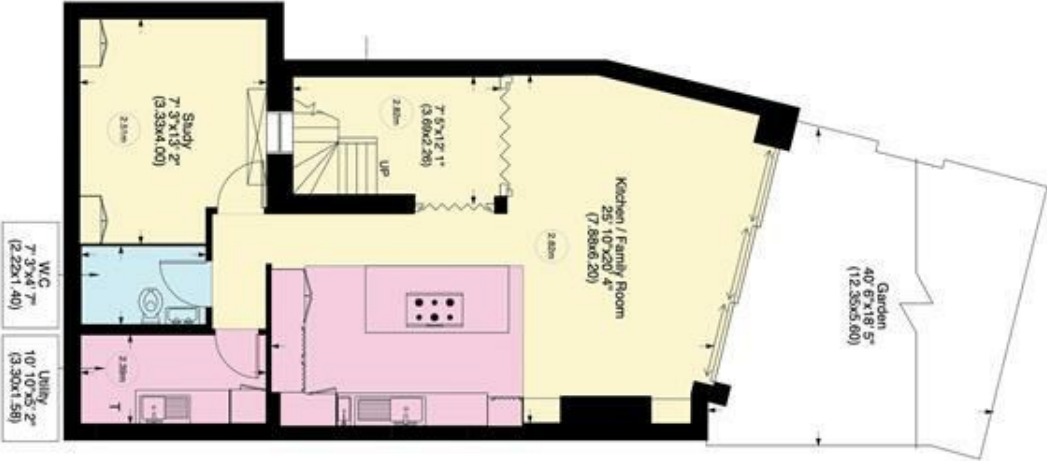




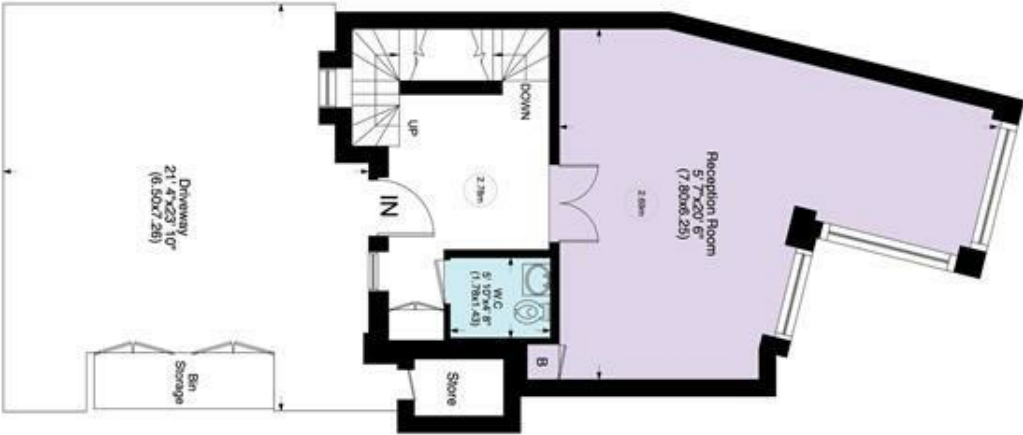
# Wycombe Gardens NW11

Gross internal area (approx.)  
215 Sq m (2312 Sq ft) Including Store and under 1.5m  
208 Sq m (2237 Sq ft) Excluding Store and under 1.5m  
Site Area (approx.)  
Acre 0.04 Hectares 0.016

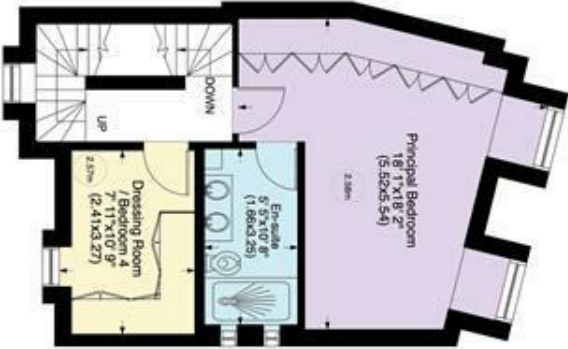
For identification only, Not to Scale  
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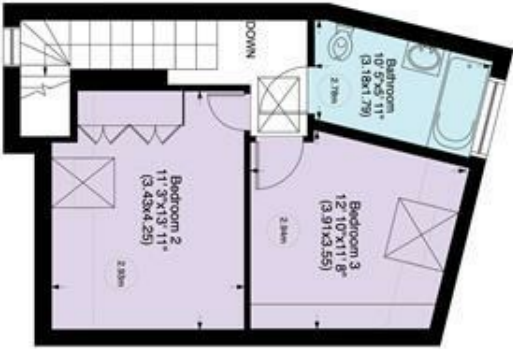
Lower Ground Floor - Approx 76 Sq m - 814 Sq ft



Upper Ground Floor - Approx 56 Sq m - 601 Sq ft



First Floor - Approx 43 Sq m - 459 Sq ft



Second Floor - Approx 40 Sq m - 438 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).