



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

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## Park Avenue London NW11

A stylish, spacious, semi-detached family home extending to approximately 2,653 sq ft (246 sq m), enviably positioned in this highly sought after Golders Hill Park location. This quiet residential enclave is moments from the open green spaces of Golders Hill Park.

Arranged over three floors, the property offers bright and airy, well-balanced accommodation and is beautifully presented throughout, with generous living spaces ideally suited to modern family life.

The spacious interior is accessed via a deep entrance hall leading to two generous reception rooms and a contemporary, fitted kitchen opening into an attractive, glazed conservatory-style breakfast area, creating a wonderful light-filled family space overlooking the garden, with direct access to a balcony and steps down to the landscaped garden. The first floor comprises a principal bedroom with en suite bathroom, two further double bedrooms, and a family bathroom.

The garden level provides excellent additional living space including an 18'5 family room, study, additional bedroom, shower room, and utility room. With its own entrance, this level offers good flexibility and can function either as part of the main house or as independent accommodation, ideal for guests, extended family or working from home.

Further benefits include a delightful private rear garden, while the extensive amenities of Golders Green and Hampstead Village (Northern Line) are also conveniently close by.

**£1,999,950**

**SOLE AGENT**

**Freehold**

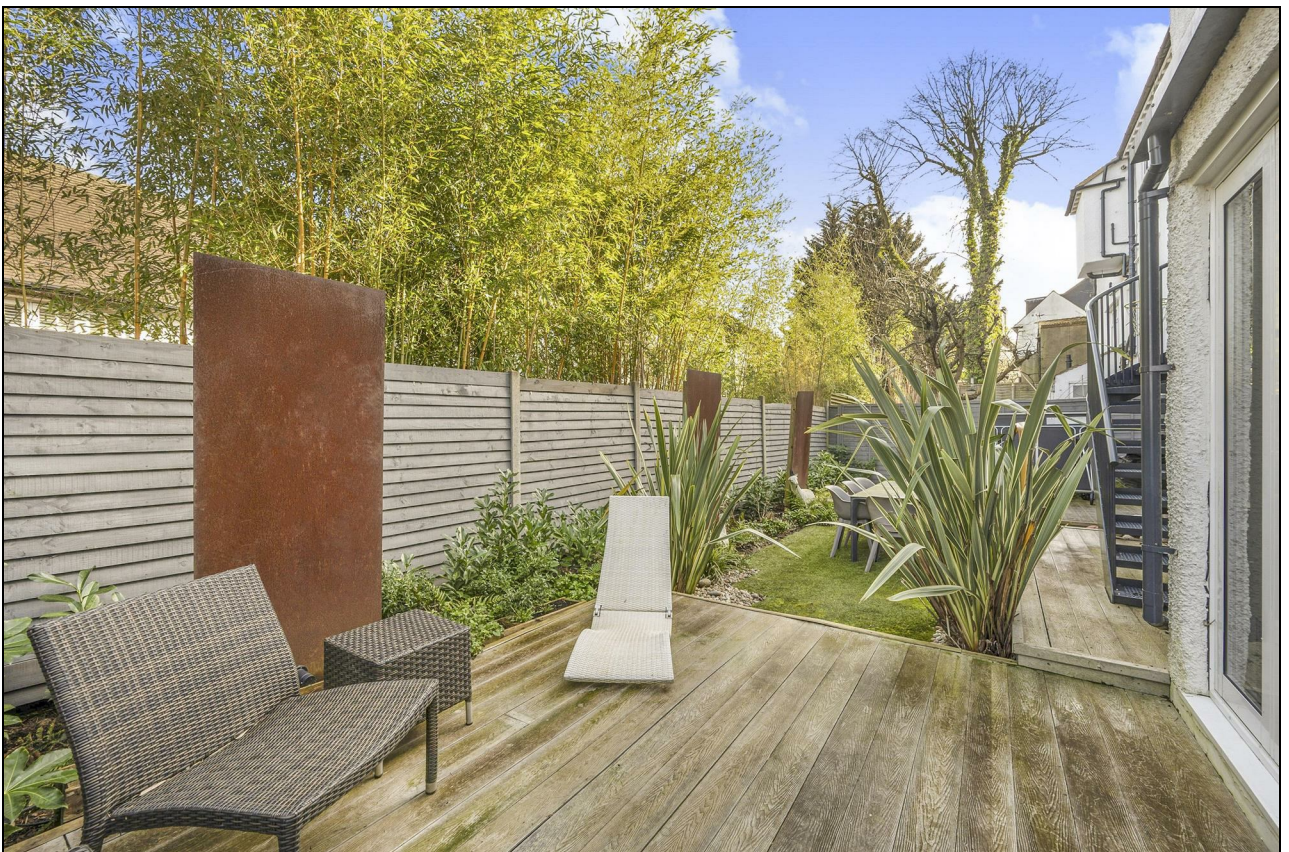




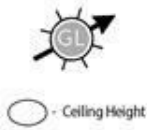








Park Avenue, NW11



Loft



First Floor



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 2653 Sq Ft - 246.46 Sq M

Approx. Floor Area Including Restricted Heights (Excluding Loft) 2680 Sq Ft - 248.97 Sq M

Loft Area 378 Sq Ft - 35.12 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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