

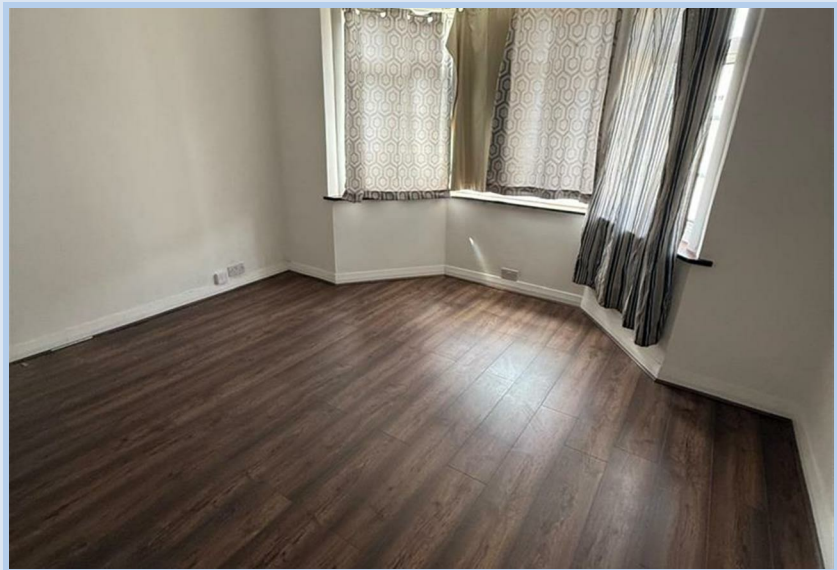


Viewings by appointment
0207 483 2611

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The Vale, NW11 8SJ

£3,800 *fees apply



A large and bright, recently redecorated four/five bedroom detached house with a large private garden and off-street parking positioned on this sought-after tree-lined road in Golders Green.

The house is arranged over three floors, comprising reception room opening onto the garden, large separate kitchen with stone worktops, second reception room/bedroom, four generously proportioned double bedrooms, a contemporary family bathroom, two separate wc's and a storage room in the loft.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: E
EPC Rating: E

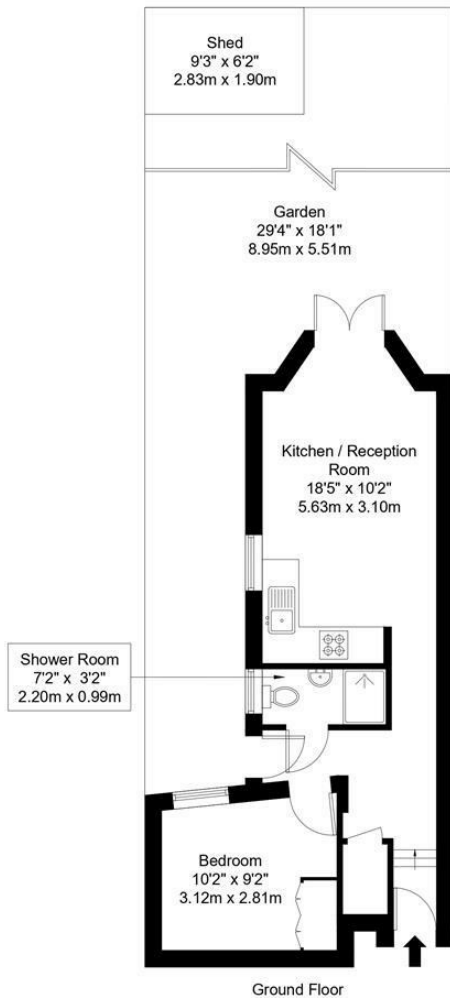
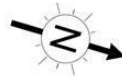


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Approx Gross Internal Area = 35.99 sq m / 387 sq ft

Shed = 5.38 sq m / 58 sq ft

Total = 41.37 sq m / 445 sq ft



- Off-street parking
- Four/five bedrooms
- Large separate kitchen

- Large private garden
- One/two reception rooms



4



2



1

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
		86		42	50
	52				

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.