

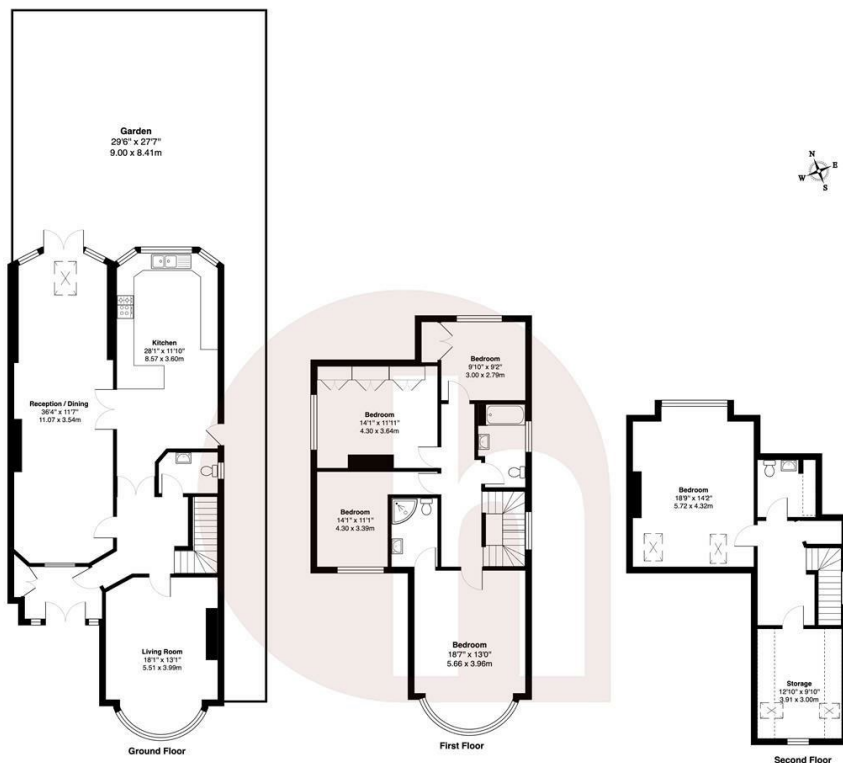


hausman  
& holmes

Garrick Avenue, NW11

Asking Price £1,800,000





Garrick Avenue NW11  
Total Gross Area: 2585 sq. ft. / 240.2 sq. m (including restricted height)  
All measurements are approximate and for identification purposes only, not to scale.  
Compliant with the RICS code of measuring practice



- Well presented five bedroom semi detached family home
- 36ft double reception room plus separate living room
- Master bedroom with en-suite plus three further doubles
- Offered chain free on a tree lined residential street
- Modern kitchen/breakfast room and downstairs wc/utility
- 2585 sq. ft.



**020 8458 8555**  
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London NW11  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.