



hausman  
& holmes

The Vale, NW11

Asking Price £1,400,000



The Vale NW11



Approx. Gross Internal Area: 1629 sq ft ... 169.9 m<sup>2</sup> (excluding boiler room, garage, )

All measurements and plans are approximate only. Dimensions are to the walls. See plans for details. Only valid and real for the purpose of an agreement of sale. © 2021 Hausman & Holmes Ltd



- Semi detached
- Garage
- Well positioned
- Substantial family home over 2 floors only
- Opportunity to enlarge subject to usual consents
- 1829 sq. ft.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+ (A)			
81-91 (B)			
69-80 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
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.