



North End Road, Golders Green, NW11

Guide Price: £995,000

Benham
& Reeves

North End Road, Golders Green, NW11

 4 Bedrooms  2 Bathrooms  Freehold

An extremely bright and airy, highly attractive, four double bedroom end-of-terrace Victorian family house comprising just over 1,400 sq. ft. of accommodation, predominantly over three floors. The house is situated in a convenient location close to the Hampstead Heath Extension and Golders Hill Park.

This delightful property is presented in excellent decorative condition and benefits from an interconnecting reception room with a bay window and French doors to the garden. In addition there is a fitted kitchen, spacious family bathroom, en-suite shower room, two guest WC's, a 70' x 20' rear garden, part of which is leased, wine cellar/storage room, a useful bike shed and a large loft, previously used as a gym and currently providing additional storage. This could potentially be extra accommodation, subject to the necessary consents. Two of the bedrooms have a whole wall of fitted wardrobes. In addition, the house has planning permission for a double-story side and rear extension. North End Road runs between Hampstead and Golders Green. The multiple shopping and restaurant facilities of Golders Green are nearby, as is Golders Green Underground station (Northern line) and bus terminal. The popular King Alfred's and Ivy House schools are nearby,





Property Features:

- 4 Double Bedrooms
- End of Terrace Victorian Family House
- 1,443 sq ft
- Rear Garden
- Inter-Connecting Reception Room/Dining Room
- Fitted Kitchen
- Spacious Family Bathroom
- En-Suite Shower Room
- 2 Guest WC's
- Wine Cellar/Storage
- Triple/Double Glazing
- Planning Permission To Extend

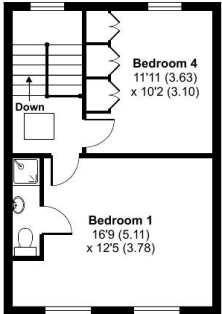
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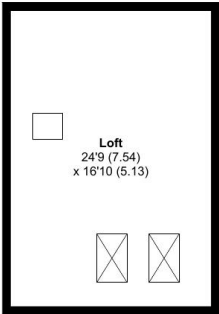
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Approximate Area = 1433 sq ft / 133.3 sq m (excludes loft & bike store)

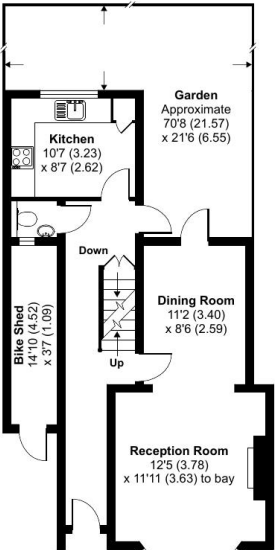
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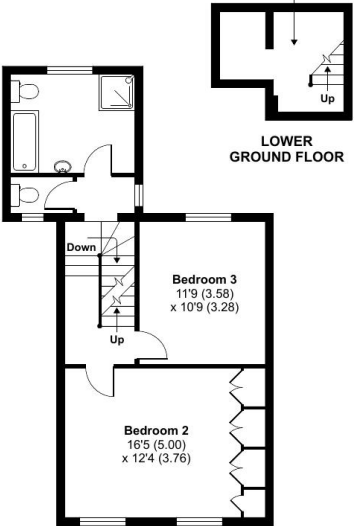
SECOND FLOOR



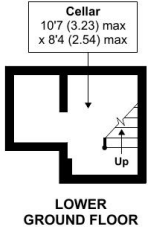
THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Benham & Reeves. REF: 1040313

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Guide Price: £995,000

Tenure: Freehold

Viewings:

All viewings are by appointment only through our Hampstead Office.

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