



The Vale, London, , NW11 8SL
Asking Price £1,250,000

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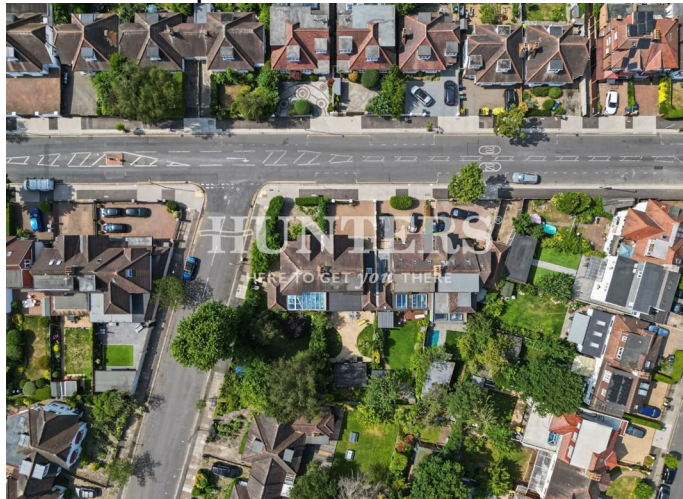
A beautifully presented five-bedroom family home offering over 2,200 sq ft with a South-facing garden, complemented by a south-facing garden, private driveway and self-contained rear annex.

Finished to a high standard throughout, the home combines stylish interiors with a versatile layout ideal for family living and entertaining. An impressive dual reception room leads through to a separate dining room, while the contemporary fitted kitchen features integrated appliances and a sleek, modern finish.

The main house provides four generously proportioned bedrooms with built-in storage, two stylish en-suite shower rooms, a modern family bathroom and a convenient guest WC.

Outside, the beautifully maintained south-facing garden offers an inviting setting for outdoor dining and relaxation. A fully fitted, self-contained annex provides valuable additional accommodation, while the private driveway offers off-street parking.

Situated in a sought-after residential location in Golders Green, the property is within easy reach of local shops, cafés and restaurants, as well as Brent Cross Shopping Centre. Well-regarded schools and excellent transport connections further enhance the appeal of this spacious North West London home.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Gross Internal Area = 2222 sq ft / 206.4 sq m
(Including Restricted Height / Outbuilding)

Restricted Height = 36 sq ft / 3.4 sq m

Outbuilding = 150 sq ft / 13.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

Viewing Arrangements

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