



## **ST. ANDREWS ROAD**

Golders Green  
London NW11



P  
Blue Badge  
Permitted Area

Semi Detached House  
EPC Rating: C

**Price £1,295,000**

A Magnificent Five-bedroom three bathroom (Two Ensuites) semi-detached family home arranged over three floors with 1926 SQ FT/178.9 SQ M of living space and superbly positioned on this much sought after tree lined road with easy access and walking distance to both the high end Temple Fortune shops and public transport for Golders Green Tube Station. (Northern Line).



This exceptional property offers further scope at the rear to add to the already impressive footprint subject to the usual planning consents.

There is a large entrance hallway, spacious through lounge and dining room offering plenty of space for entertaining with double doors leading to the south facing rear garden, an expansive sized kitchen with breakfast area plus a ground floor cloakroom.

On the first floor there are four good size bedrooms, one with Ensuite and a family bathroom.

On the top floor there is the principal bedroom with Ensuite bathroom and ample eves storage space.

There is a paved driveway providing off street parking.

This is a chain free transaction.



- Five Bedrooms
- Three bathrooms ( Two Ensuites)
- Large Through Living/Dining Room
- Spacious Kitchen/Breakfast Room
- Good Size South Facing Rear Garden
- Ground Floor Cloakroom
- Driveway Providing Off Street Parking
- Chain Free



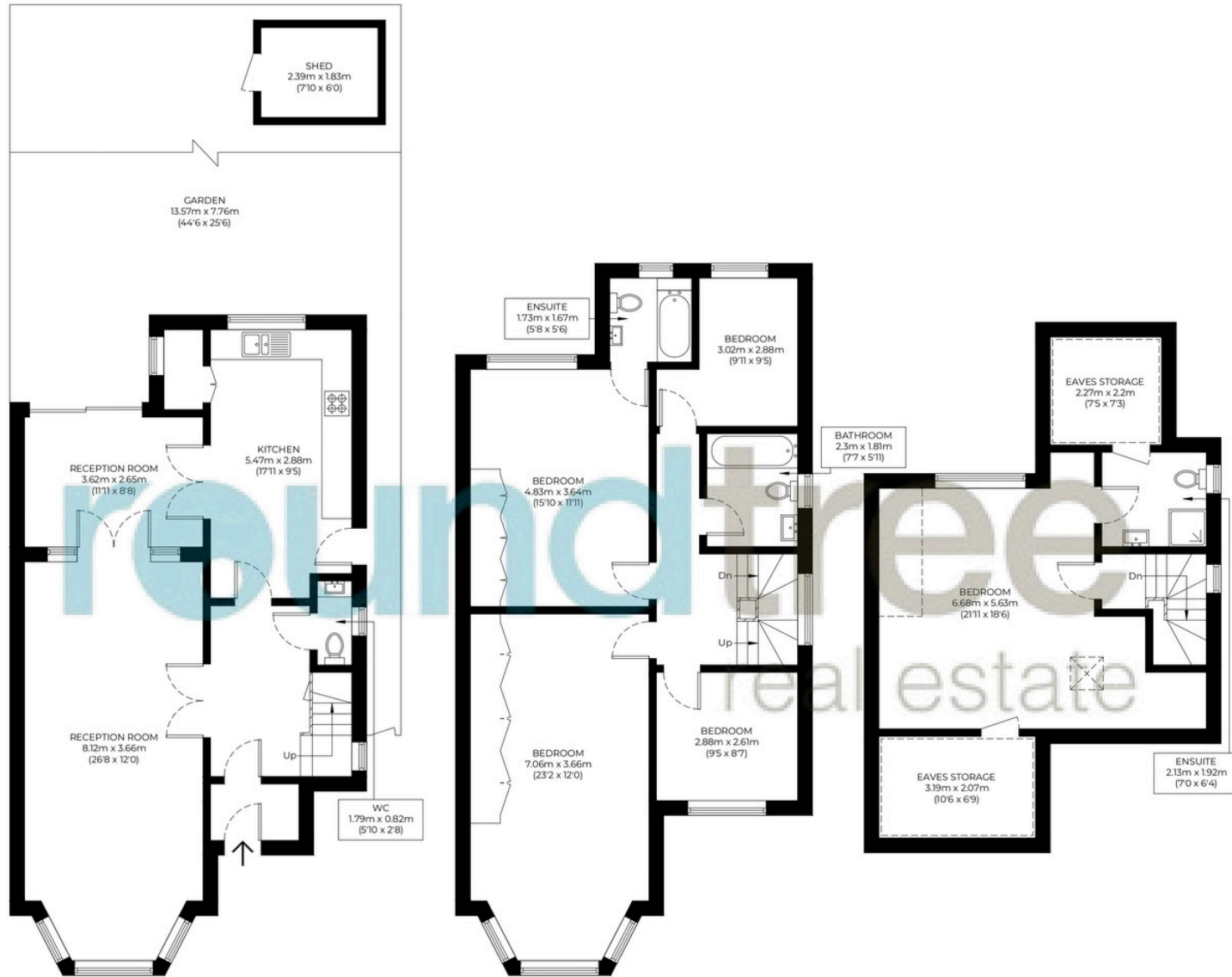




# Floorplan

Approximate gross internal area

178.9 sqm / 1926 sqft




Ground Floor

First Floor

Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

 GROSS INTERNAL AREA (GIA)  
178.9 sqm / 1926 sqft

 EXTERNAL STRUCTURAL FEATURES  
4.4 sqm / 47 sqft

 RESTRICTED HEAD HEIGHT (RHH) / EAVES STORAGE  
14.7 sqm / 158 sqft

# Golders Green

Golders Green is one of the most desirable parts of London to live, especially for families looking to settle down. Golders Green has many different types of property available both to rent and buy, a tranquil ambience, fantastic schools and excellent transport connections. What's more, when you move here you'll quickly find that there's a wealth of cultural and natural attractions on your doorstep.

Roundtree Real Estate have been helping people find a home in Golders Green since 2009, and we'd love to help you too. In Golders Green you might see handsome Victorian terraced houses, fabulous Art Deco mansions, stylish modern apartment blocks and rustic cottages all intermingled. Plus, in our experience, most property here although above London averages for purchase, does tend to be generously proportioned - perfect for those needing a little more space.

If you're looking for a base from which to commute into central London then Golders Green will be very handy - it sits on the Northern line, while several bus routes going into and around the city depart from right next to the tube station. The North Circular is also very close, perfect for car drivers.

The Golders Green community is famously diverse. Though predominantly Jewish, there is also a sizeable Asian population, and in general it's a great melting-pot of cultures - that leads to another thing that we love about Golders Green - an incredible foodie scene.

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