



**ST. GEORGES ROAD, TEMPLE FORTUNE, NW11  
OFFERS IN EXCESS OF £1,125,000 FREEHOLD**

**THIS WELL-MAINTAINED SEMI-DETACHED FAMILY HOUSE  
IS PERFECTLY LOCATED JUST OFF FINCHLEY ROAD,  
WITHIN APPROXIMATELY 1/2 MILE OF GOLDERS GREEN  
TUBE...**

**Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk**

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## DESCRIPTION:

This well-maintained semi-detached family house is perfectly located just off Finchley Road, within approximately 1/2 mile of Golders Green tube and bus station, and adjacent to the excellent shopping facilities of Temple Fortune.

The ground floor features a guest WC, two reception rooms and a fully fitted large eat-in kitchen with access to a conservatory that expands to the rear and side of the house.

On the first floor, you will find three spacious double bedrooms, an additional fourth bedroom/study, and a bathroom featuring a jacuzzi bath. The second floor, which has been extended into the loft, includes a WC, shower, and a large master bedroom that can easily be split into two rooms.

The house further benefits double-glazed throughout, gas central heating, ample storage and boasts a lovely rear garden of approximately 55 ft. FREEHOLD. EPC - D

## AT A GLANCE

- SEMI-DETACHED WELL-PRESENTED HOUSE
- EXTENDED IN LOFT
- CONSERVATORY AT REAR AND SIDE
- FANTASTIC LOCATION JUST OFF HIGH ST
- FREEHOLD

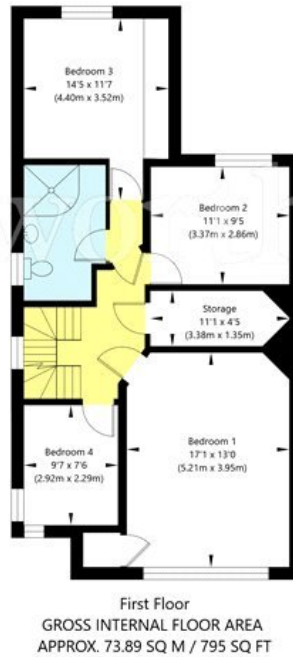
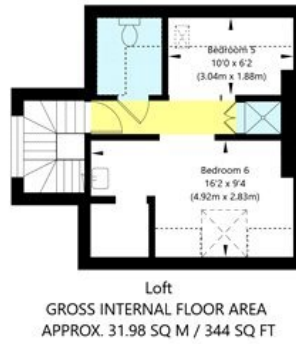








# 5 Bedroom Semi Detached, London, NW11



APPROXIMATE GROSS INTERNAL FLOOR AREA 205.5 SQ M / 2211 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	59
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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