



LIMES AVENUE, NW11
£1,275,000 FREEHOLD

**A LOVINGLY MAINTAINED 4 BEDROOM FAMILY HOME
WITH GREAT POTENTIAL IN A HIGHLY DESIRABLE
LOCATION**

4 BEDROOMS/ SEMI-DETACHED/ GREAT POTENTIAL/ BEAUTIFULLY MAINTAINED/
GREAT LOCATION/ CHAIN FREE/ EPC RATING: D/ COUNCIL TAX BAND: G



DESCRIPTION:

We are delighted to offer this exceedingly rare opportunity to purchase this lovingly maintained 4 bedroom house. The property is located on Limes Avenue, one of the most desirable of street off Golders Green Road, close to all shops, places of worship and amenity spaces adjacent to Russell Parade.

Accommodation comprises on the ground floor, a large porch leading onto the wide entrance hallway, 2 interconnecting reception rooms plus a spacious and well equipped breakfast area and fitted kitchen. There is a guest WC. Access to the garden is both via the kitchen and the rear living room. On the 1st floor there are 4 bedrooms plus a family bathroom (with walk in wet room area and no bath) plus a separate WC. There is also access to a large loft which, as can be seen from the adjoining property, could be converted into several further bedrooms (and a bathroom) (subject to planning).

Externally to the rear is an attractive well maintained garden with great scope and potential for a ground floor extension (see also next door). There is a side passageway to the left hand boundary. Overall, whilst this house could benefit from extending and modernising, it is absolutely suitable for immediate occupation, either for someone wishing to downsize or alternatively for a young family looking to create a wonderful home both for now and into the future. Currently measuring in excess of 1600 sq. or 152 sq. metres the house has great potential to be made significantly larger.

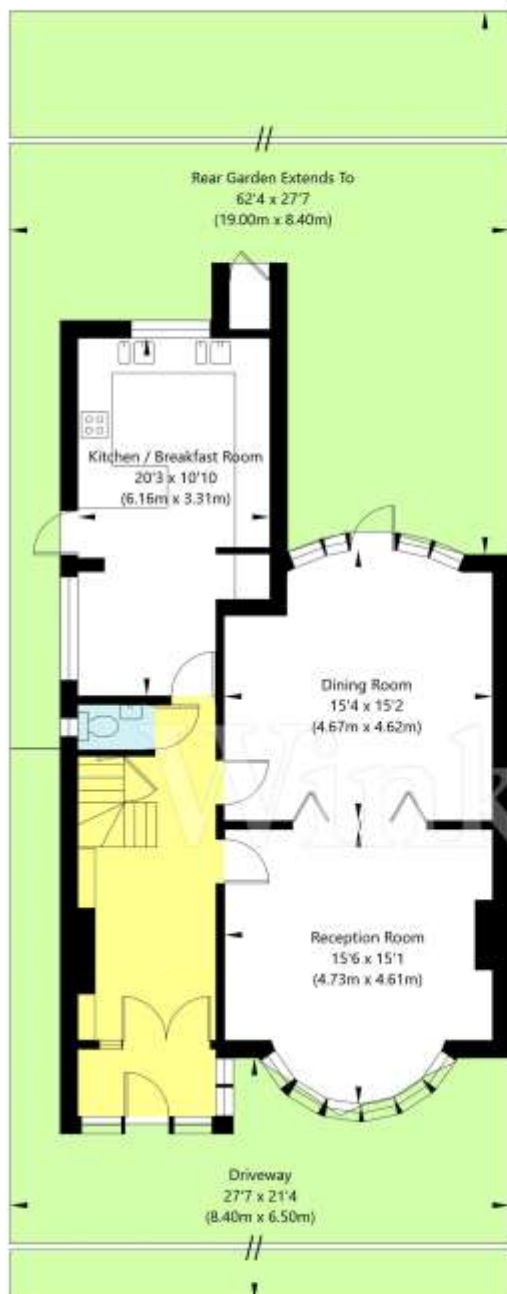
To the front of the house there is hard standing suitable for parking 1 to 2 cars.

Having been maintained to an extremely high standard, and given the excellent location, we are sure this house will be much in demand. It is offered with no upper chain.

Viewing is highly recommended.



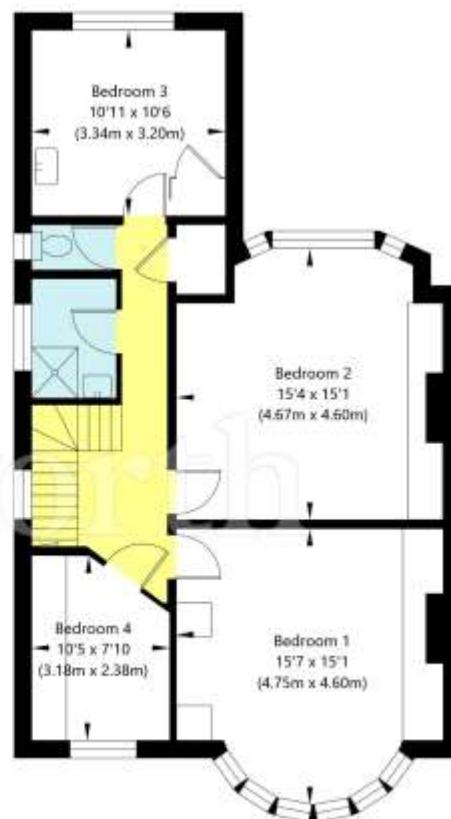
Limes Avenue, London NW11 9TJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.9 SQ M / 839 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 152.26 SQ M / 1639 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.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 74.36 SQ M / 800 SQ FT