



**PURLEY AVENUE, NW2**  
**£1,800,000 FREEHOLD**

## **A STUNNING, COMPLETELY RENNOVATED 5 BEDROOM HOUSE**

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

5 BEDROOMS/ 3 BATHROOMS/ COMPLETELY RENNOVATED/ GATED SECURE OFF  
STREET PARKING/ LARGE SELF-CONTAINED ANNEXE (COMPLETE WITH W/C)  
60FT x 36FT WESTLY FACING GARDEN/ STUNNING MARBLE BATHROOMS AND KITCHEN ISLAND  
AND WORKTOP/ EPC: C /COUNCIL TAX BAND:



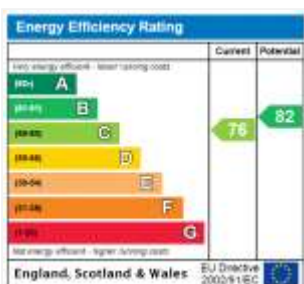
## DESCRIPTION:

How rarely does space like this come to the market? We are delighted to offer this completely refurbished 5 bedroom semi-detached house. Purley Avenue is an extremely popular road located off The Vale and ideally situated for access to Golders Green, Hampstead and transport facilities both for the Thameslink and Northern line tube.

The property has phenomenal entertaining space with an open plan kitchen living room space complete with marble tiled floors and underfloor heating throughout the ground floor. The ground floor has 2 additional entertaining rooms/ bedrooms plus a ground floor bathroom. Located on the 1<sup>st</sup> floor there are 3 additional bedrooms and 2 bathrooms.

Externally to the rear of the garden there is a 220 sq ft annexe with completely flexible use both for work and leisure. The rear garden is westerly facing and approximately 60ft x 36ft. To the front, set behind automatic gates is sufficient parking for 3 cars. The pedestrian access gate is also automated.

The house has a complete feeling of luxury with recessed mood lighting and high-quality furnishing throughout, especially to the bathrooms. The kitchen island and downstairs bathroom have natural translucent onyx stone with a granite island top and backsplash. There is a strong emphasis on security and there is no doubt that what has been created is an extremely desirable and aspirational home.



**Tenure:** FREEHOLD

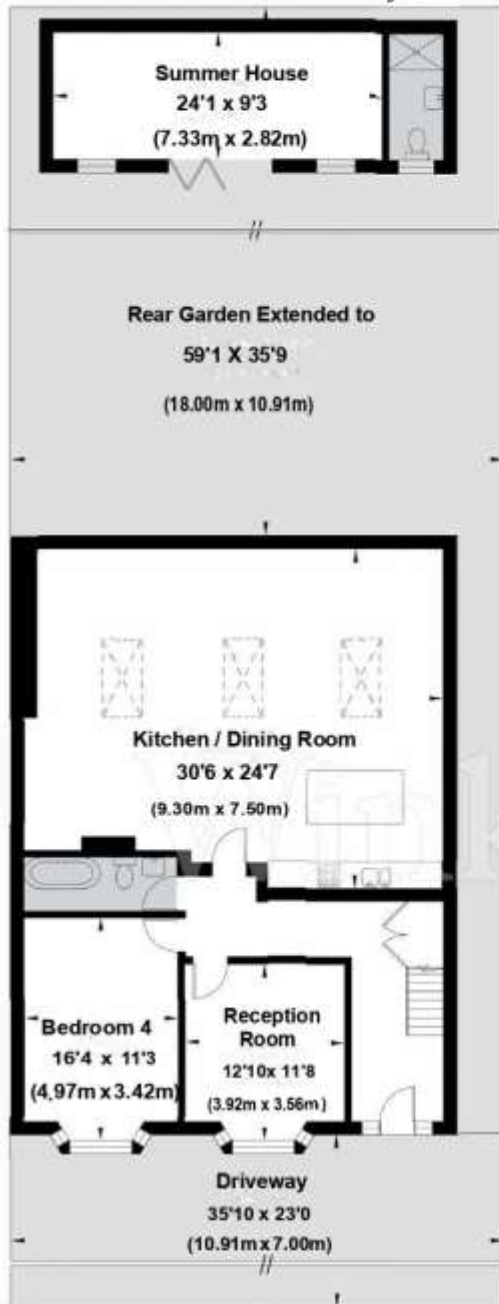
**Service Charge:** £0 per annum

**Ground Rent:** £0 Annually (subject to increase)

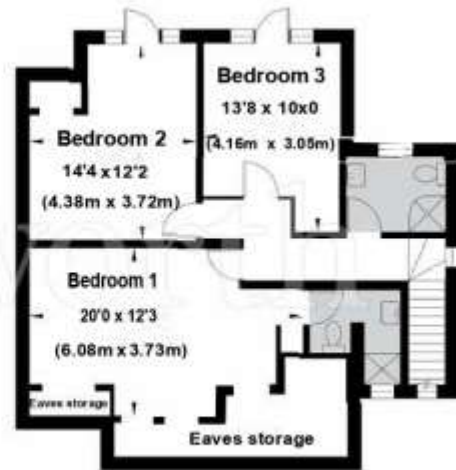
**Council Tax Band:**



Purley Avenue, London, NW2 1SH



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 119.36 SQ M / 1285 SQ FT



Top Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 72.74 SQ M / 783 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 216.57 SQ M / 2331 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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