



PARKWAY, NW11  
£1,750,000 FREEHOLD

## A SPACIOUS 4 BEDROOM DETACHED HOUSE WITH GREAT POTENTIAL LOCATED IN A LOVELY NO THROUGH ROAD

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4 BEDROOMS/ DETACHED/ GARAGE/ 75' WEST FACING GARDEN/  
GREAT POTENTIAL/ CHAIN FREE/ EPC: TBC /COUNCIL TAX BAND: H



## DESCRIPTION:

We are delighted to offer this 4 bedroom detached house, located in a quiet no through road that leads onto Princes Park in Temple Fortune. Parkway has easy access to shops such as Waitrose and Marks and Spencer's in Temple Fortune and Golders Green tube is approximately 1 mile way. In addition to being adjacent to Princes Park, the house is also close to the Hampstead Heath Extension and Golders Hill Park.

The house, which is on the market for the first time in excess of 50 years, is bright and spacious and offers exceptional potential for further enlargement if required. At present, accommodation comprises, on the ground floor, 3 reception rooms, a kitchen and morning room, plus a guest WC. The garage, which is adjoining the hallway could easily be incorporated into the internal accommodation to create an additional living room/study.

On the first floor there are 4 bedrooms plus a family bathroom and separate WC. There is potential to build on the first floor both over the garage and also to the rear if required. There is also a large loft area which could be converted if required. The house has both front and rear gardens with the latter being substantial, west facing and beautifully landscaped.

Overall this is a house that has been much loved but is now ideal for the buyer who wants to put their own "stamp" on a delightful family home that will be theirs for many years to come.

The house is being sold chain free and early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		

Most energy efficient - lower running costs  
 Not energy efficient - higher running costs  
 England Scotland & Wales EU Directive 2002/91/EC

**Tenure:** FREEHOLD

**Council Tax Band:** H

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.



Park Way, London NW11 0EX



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 102.07 SQ M / 1099 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 78.24 SQ M / 842 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 180.31 SQ M / 1941 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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