



THE VALE, NW11
£750,000 SHARE OF FREEHOLD

A delightful 3 bedroom 3 bathroom garden flat close to central Golders Green

3 Bedrooms/ 3 Bathrooms/ Private Garden/
Off Street Parking/ Newly Refurbished/
Share of Freehold/ EPC Rating: B/ Council Tax Band: E



DESCRIPTION:

We are delighted to offer this spacious 3 bedroom, 3 bathroom garden flat located on The Vale adjacent to Basing Hill Park and within close proximity of Childs Hill Park, 2 excellent local recreational amenity spaces. The flat is one of 3 properties in the building that were constructed only a few years ago and benefits from high specification bathrooms and a luxury open plan kitchen living room. Its location is on the Golders Green side of The Vale close to the junction with Dunstan Road. Accommodation comprises 3 double bedrooms of which 2 have en-suite shower rooms and there is a 3rd family bathroom.

The living room has full height and width bifold doors opening onto a private West facing garden. The principal bedroom also has direct access to the garden.

This is a fabulous garden flat with a huge array of features rarely available.

Early viewing is strongly recommended.

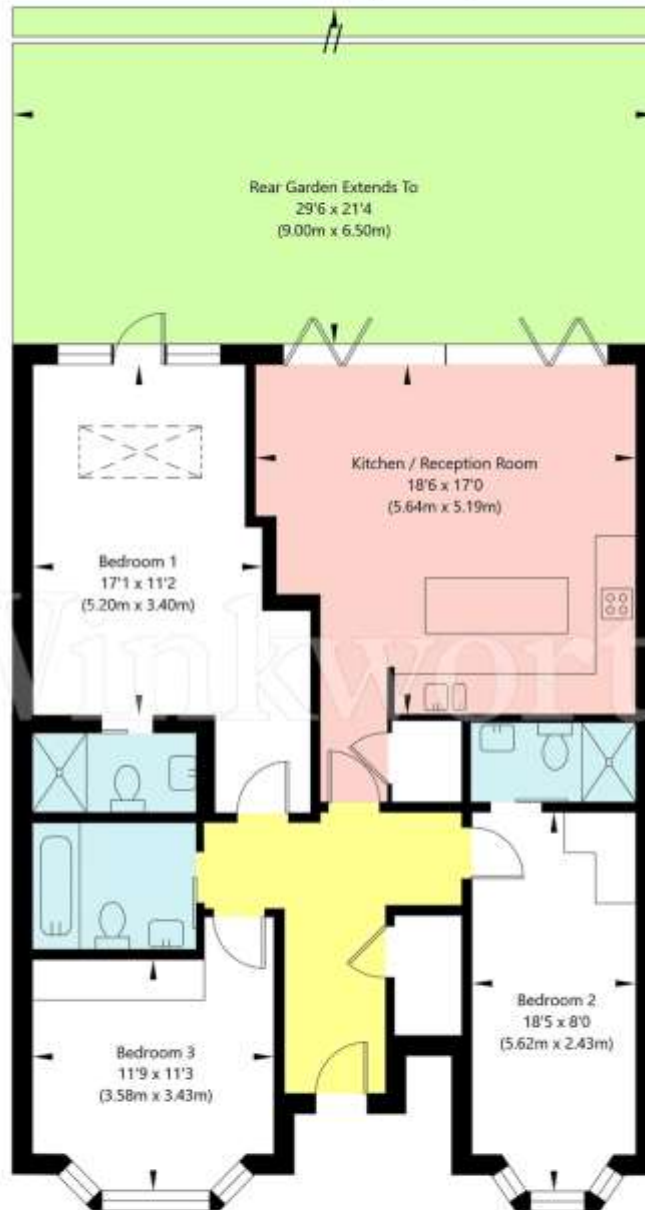
Energy Efficiency Rating		Current	Potential
100-92	A		
91-82	B	B2	B2
81-65	C		
64-55	D		
54-45	E		
44-35	F		
34-20	G		

Net energy related: higher energy costs
 England, Scotland & Wales EU Directive 2002/91/EC



The Vale, London NW11 8TJ

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 102.86 SQ M / 1107 SQ FT



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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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