



AMBROSE AVENUE - FAMILY HOME, GOLDERS GREEN, LONDON NW11

£5,300 PCM



**A STUNNING SEMI-DETACHED HOME IN GOLDERS
GREEN NW11**

PROPERTY REFERENCE CODE: RL0477

AMBROSE AVENUE - FAMILY HOME, GOLDERS GREEN, LONDON **NW11**

An exceptionally spacious semi-detached, south-facing 5+ bedroom house arranged over three floors, boasting airy and bright accommodation throughout.

- FABULOUS 5 BEDROOM SEMI-DETACHED HOUSE
- 2 SIZEABLE RECEPTION ROOMS
- SEPARATE SELF CONTAINED STUDIO APARTMENT - OFFICE OR NANNY HOME
- GENEROUS KITCHEN/DINING ROOM WITH DOOR ONTO THE GARDEN
- MASTER BEDROOM WITH FITTED WARDROBES
- TWO CONTEMPORARY BATHROOMS AND GUEST WC
- SUBSTANTIAL REAR GARDEN
- EXCEPTIONAL LOCATION MOMENTS FROM ALL AMENITIES

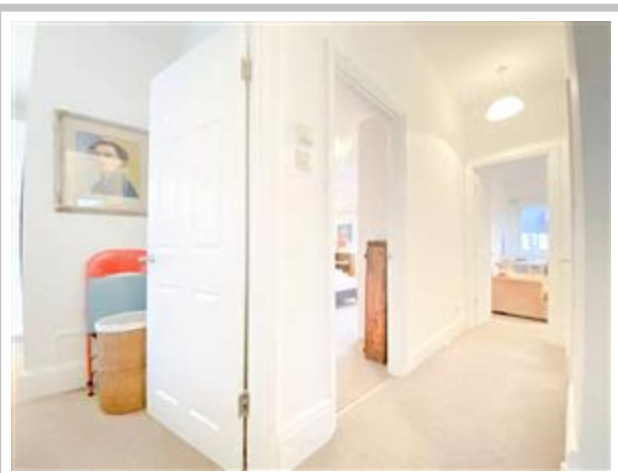
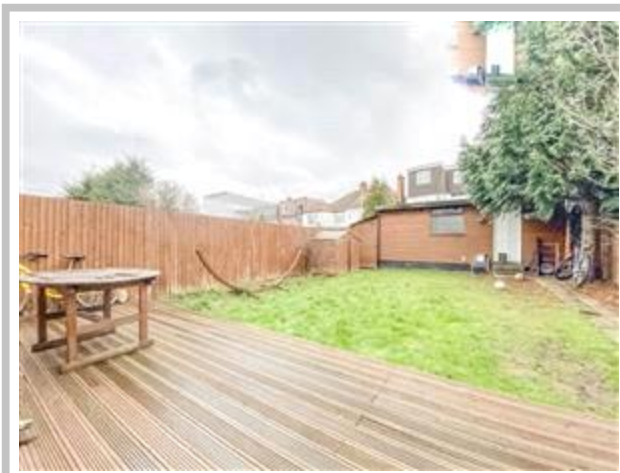
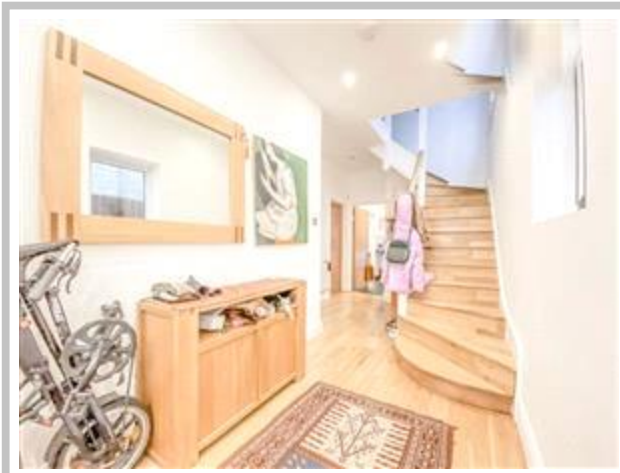
This home consists of separate modern kitchen with integrated appliances, master bedroom with en-suite shower room, 4 addition well-proportioned double bedrooms, modern family bathroom and guest WC.

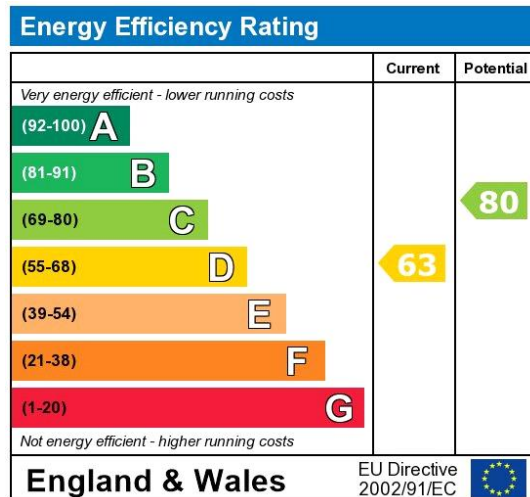
In addition to vast internal space, this home features a beautiful private garden, a summer house which can be used as self contained studio apartment/office or nanny room with a side entrance.

Situated on a quiet residential road, perfect for families, only few minutes away from shops and transport links of Golders Green and within the catchment area of great primary and secondary schools.

Council Tax Band: F

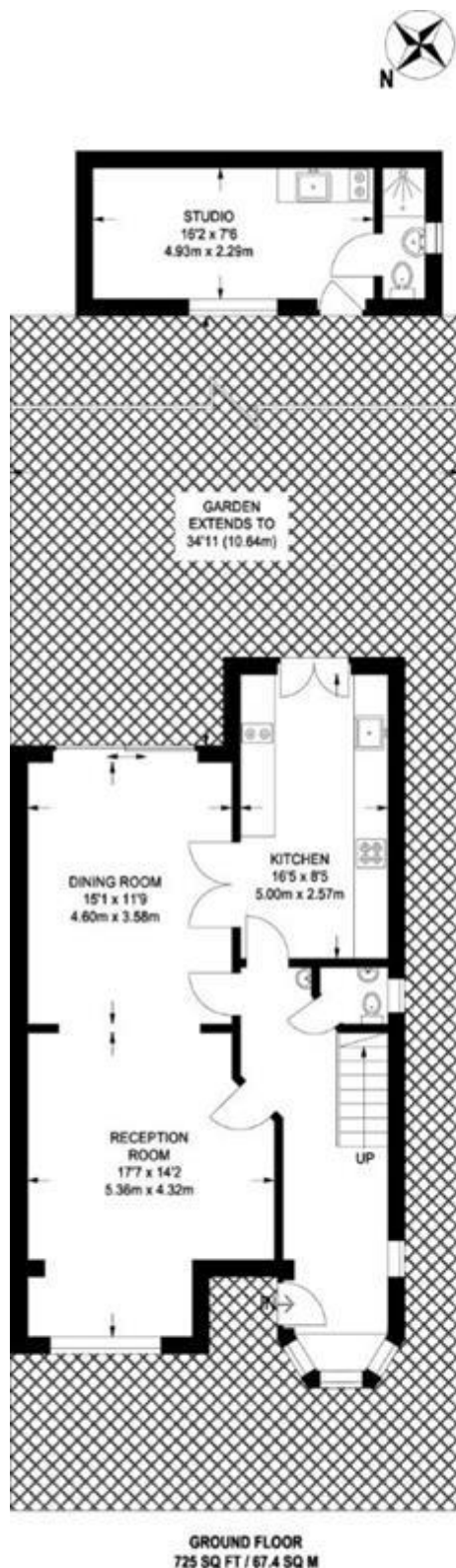






The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



REDUCED HEADROOM BELOW 1.5 M / 5'0"



SECOND FLOOR
(EXCLUDING REDUCED HEADROOM)
396 SQ FT / 36.8 SQ M



FIRST FLOOR
683 SQ FT / 63.5 SQ M

APPROXIMATE GROSS INTERNAL AREA
1805 SQ FT / 167.7 SQ M
STUDIO = 146 SQ FT / 13.6 SQ M
TOTAL = 1951 SQ FT / 181.3 SQ M

Viewing by appointment only
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