



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

**£1,295,000**



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

**PROPERTY REFERENCE CODE: RS0065**

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

Newly decorated and spacious 5+ bed semi-detached home over three floors with modern interiors, large garden, and versatile summer house. Located on a quiet road in Golders Green, close to top schools, shops, and transport. Ideal for families.

- 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 property consists of:**

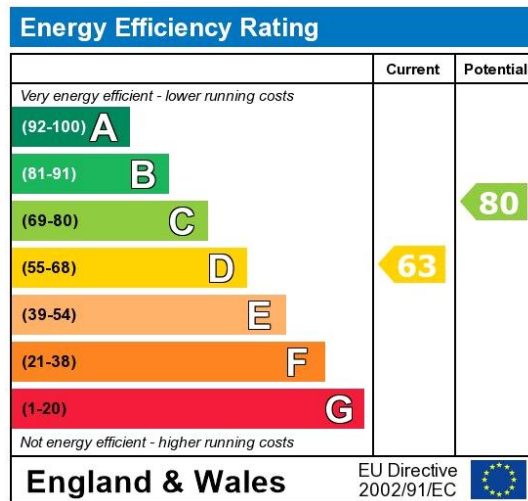
Stylish, spacious, and newly decorated, this bright south-facing semi-detached home offers over three floors of modern family living in the heart of Golders Green.

It features a sleek separate kitchen with integrated appliances, five generous bedrooms including a master with en-suite, a modern family bathroom, and guest WC.

Enjoy a beautifully maintained private garden and a versatile summer house, ideal as a studio, office, or nanny space, with its own side entrance.

Set on a peaceful residential street close to shops, transport, and top-rated schools, this is a perfect forever home for growing families.

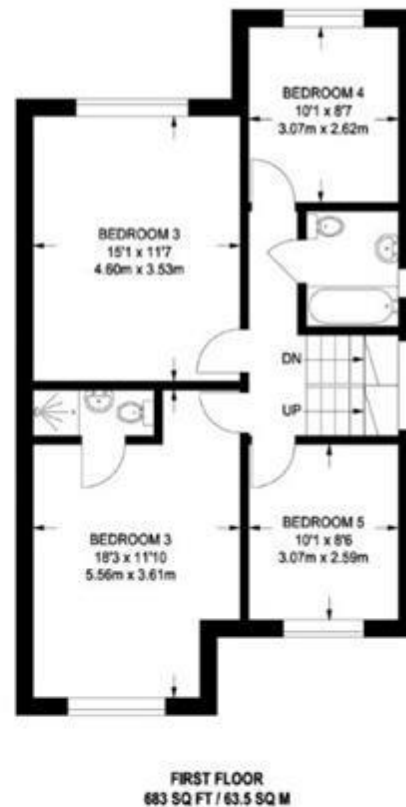
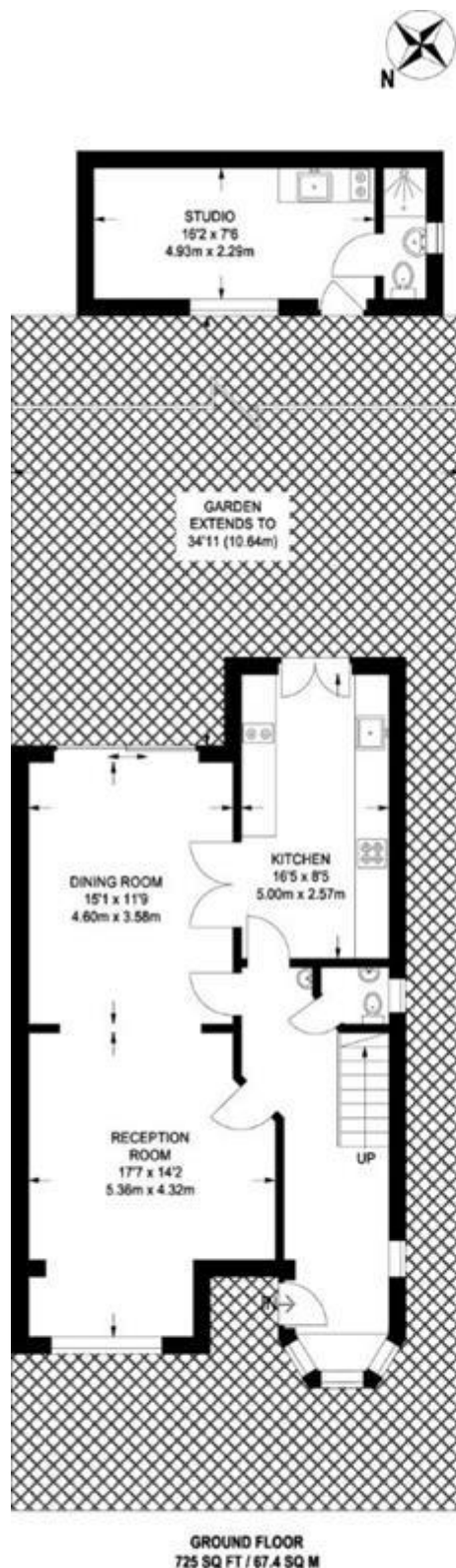
Council Tax Band: F



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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any

of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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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