



**DUNSTAN ROAD, NW11**  
**£1,600,000 FREEHOLD**

## **A Spacious 4 Bedroom Semi Detached Family Home with Great Potential in a Fabulous Location**

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

**4 BEDROOMS/ 3 RECEPTION ROOMS/ GARAGE/ DRIVEWAY/ HUGE GARDEN  
MASSIVE POTENTIAL/ CHAIN FREE/ EPC:D / COUNCIL TAX BAND: G**



## DESCRIPTION:

We are delighted to offer this really spacious 4 bedroom family home with significant potential for further enlargement. Dunstan Road is one of Golders Green's premier streets with close proximity to shops and transport facilities plus easy access to Hampstead and the amenity spaces of Golders Hill Park, Hampstead Heath and the Heath Extension. Its much sought after as a place to live, access to schools and for commuting.

The house is currently in its original format as built (approx.) in the 1920's – 1930's. Consequently, with current planning regulations, there is an enormous amount of available potential for extension both to the front, back, side and the loft area. The house currently stands at 1800 SQ' and subject to planning we can conceive another 1000 SQ' plus being added.

Accommodation currently comprises, a large hallway, 2 intercommunicating reception rooms, a kitchen breakfast room plus a downstairs bathroom. The house also has a garage adjoining which could easily be incorporated into living accommodation.

On the 1<sup>st</sup> floor there are 4 bedrooms plus a bathroom and separate toilet. There is a substantial loft area which is at present unconverted. Externally, to the rear of the house is a very wide and deep rear garden which even post extension, would be substantial. The adjoining garage to the front of the house is on the non-joining (to the adjacent house) side and being set back could certainly be brought further forward to create additional accommodation.

Both internally and externally, the house does require modernization, however properties such as these are becoming more and more rare and this is a wonderful opportunity to create a dream home.

The house is being sold chain free and viewing is highly recommended.

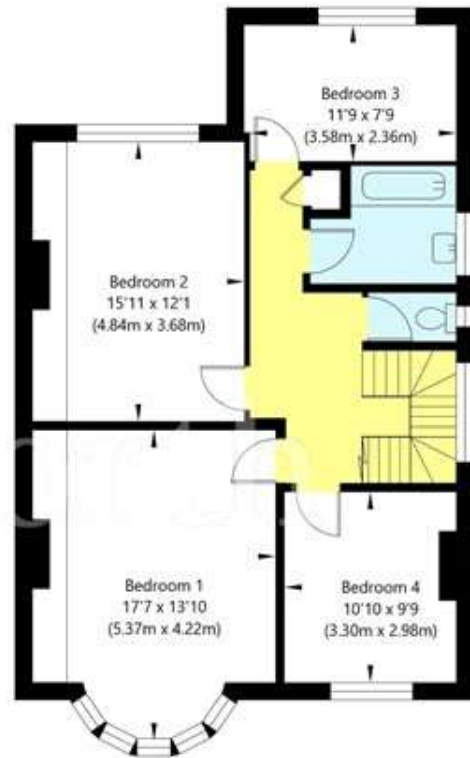


**Tenure:** FREEHOLD  
**Council Tax Band:** D





# Dunstan Road, London NW11 8AD



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 78.07 SQ M / 840 SQ FT

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 90.79 SQ M / 977 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 168.86 SQ M / 1817 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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