



**THE VALE, NW11**  
**£799,500 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 3<sup>rd</sup> 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
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

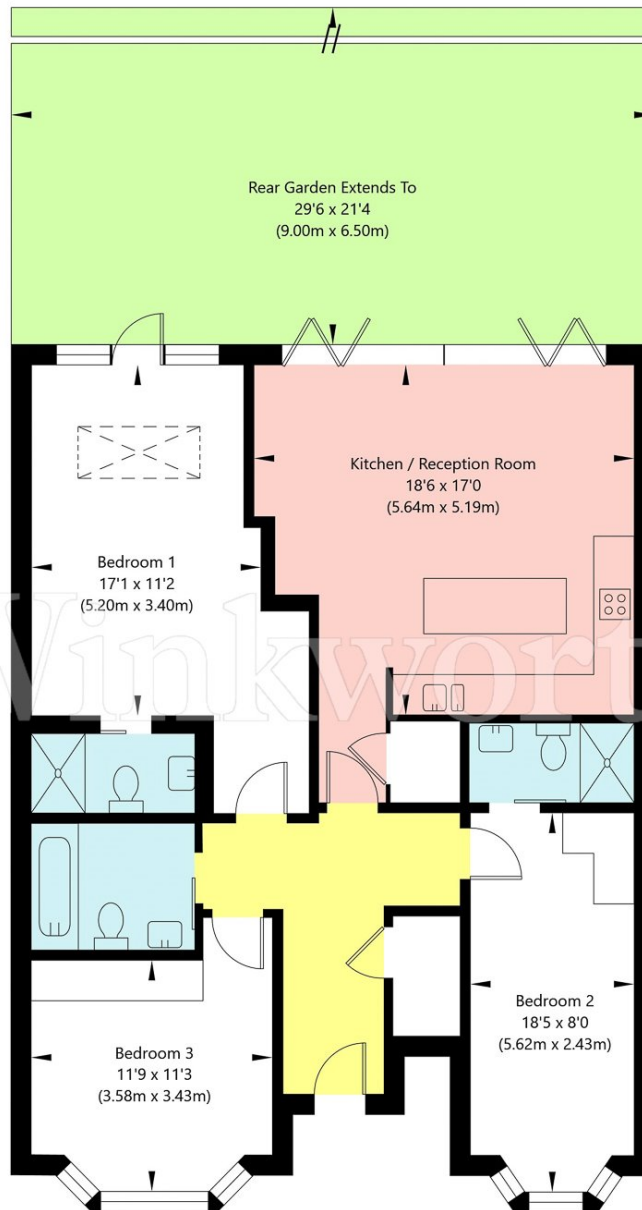
Best energy efficient - lower running costs  
 Worst energy efficient - higher running costs

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



APPROXIMATE GROSS INTERNAL FLOOR AREA 102.86 SQ M / 1107 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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