



THE ESTATE COMPANY



Wentworth Road, London, NW11 0RH

Offers In Excess Of £999,950

- Umodernised
- Off Street Parking for one Car
- 72 Ft Rear Garden
- 1696 Sq Ft
- Four Bedrooms
- Detached
- Huge Potential to Extend (STPP)
- First time on the market for 54 years
- Excellent Location
- Three Receptions

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# 85 Wentworth Road, London NW11 0RH

First Time on the Market in 54 Years.

An exceptional opportunity to acquire a rarely available, detached residence, on one of Golders Green's most desirable roads. This charming home, available for the first time in over half a century, offers tremendous scope for refurbishment and modernisation throughout, with significant potential to extend or reconfigure (subject to the usual planning consents).

The property enjoys a generous 72ft rear garden and convenient off-street parking for one vehicle.

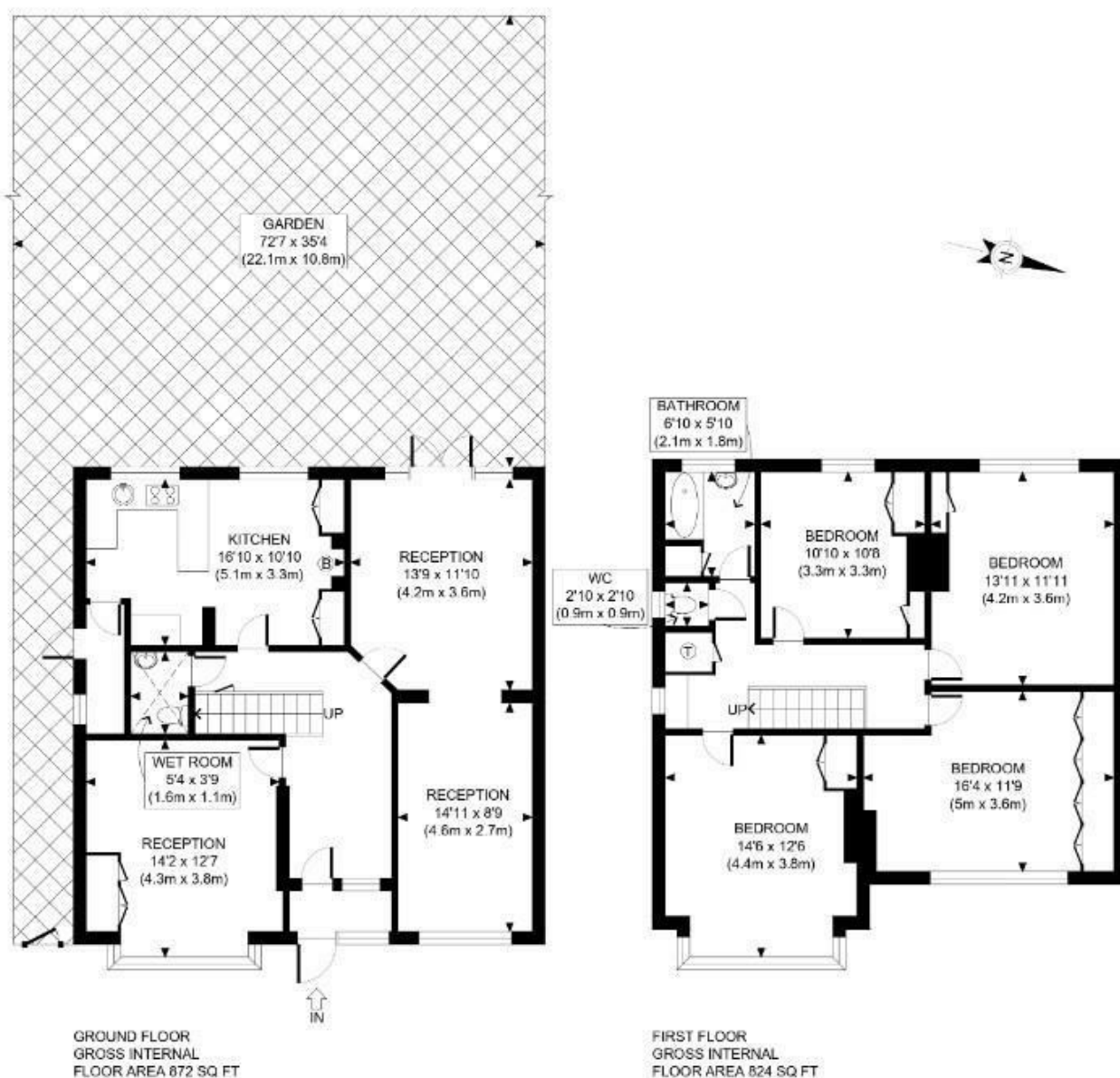
Perfectly positioned on Wentworth Road, the property benefits from a prime residential setting within easy reach of the vibrant cafés, restaurants and amenities of Golders Green High Street. Golders Green Underground Station (Northern Line) is just a short walk away, providing excellent transport links into Central London.

The fashionable Temple Fortune is located approximately 0.3 miles away, offering an array of boutiques, restaurants, and artisan cafés, contributing to the area's well-established reputation as one of North West London's most sought-after neighbourhoods.



Council Tax Band:



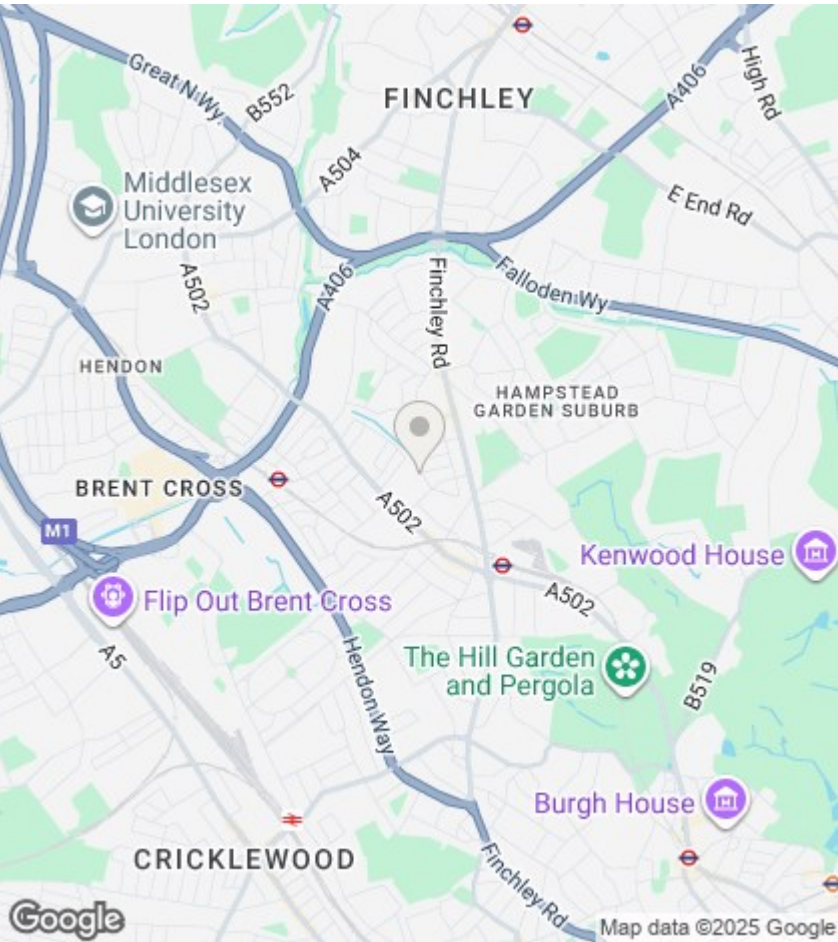


## PROPERTY PHOTO PLANS<sup>CO.UK</sup>

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 