



THE ESTATE COMPANY



St George's Road, Golders Green, London, NW11 0LR

£1,075,000

- Semi Detached House
- 57 Ft Private Rear Garden
- Great Potential (Subject to Planning Permission)
- No Onward Chain
- 2247 Sq Ft
- Five Bedrooms
- Excellent Location
- Four Receptions

# 12 St George's Road, London NW11 0LR

A well presented five bedroom (2247 Sq Ft), three bathroom, four reception room, semi detached family home, benefitting from a 57 ft rear garden, situated in this tree lined road.

This property, which requires updating, has huge potential, subject to obtaining the relevant planning permissions, which would enhance this already impressive residence.

St George's Road is located within moments of the cafes, restaurants, boutiques and amenities of Temple Fortune and within close proximity of Golders Green underground station (Northern Line), as well as its excellent bus links into central London.



Council Tax Band:





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1075 SQ FT

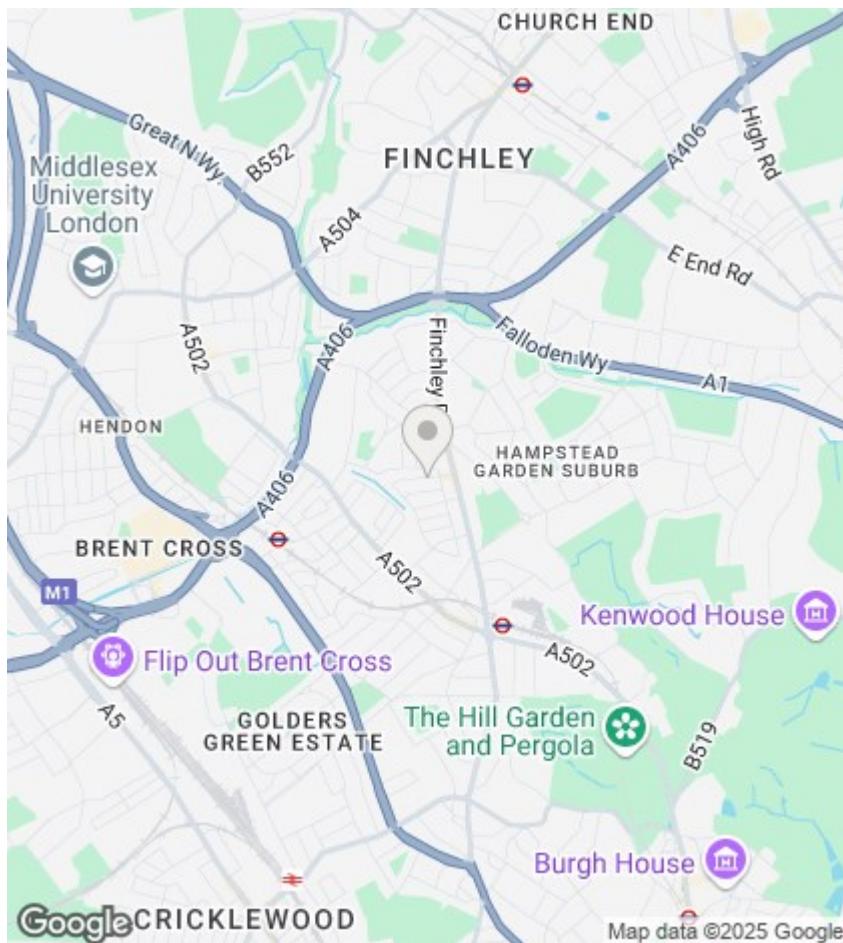
APPROX. GROSS INTERNAL FLOOR AREA: 2247 SQ FT/ 209 SQM

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 807 SQ FT



**PROPERTY PHOTO PLANS**.CO.UK  
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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	