



Armitage Road, London **NW11 8RA**

**WAYNE
& SILVER**

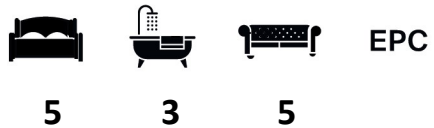
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& SILVER**

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Introducing an exceptional opportunity in the heart of Golders Green, NW11. This detached family home (3,100 Sq Ft) has great potential, boasting a generous footprint across just two levels along with a 100 ft garden.

Currently configured as three separate apartments (can be converted back into one dwelling). The property requires full modernization and reconfiguration and offers a huge opportunity for expansion, subject to the usual planning approvals.

The property further benefits from a separate garage, off-street parking and a large manicured garden.



Guide price: £2,300,000

Tenure: Freehold

Local Authority: Barnet

Council Tax Band: E



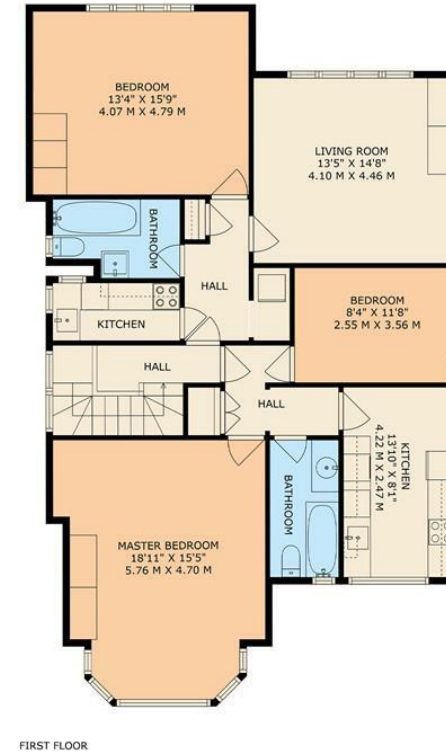


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TOTAL AREA: 3135 SQ. FT / 292 SQ. M
 GROSS INTERNAL AREA: 2870 SQ. FT / 267 SQ. M
 GARAGE AREA: 191 SQ. FT / 18 SQ. M EXTERIOR STORAGE AREA: 74 SQ. FT / 7 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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We would be delighted to tell you more
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