

# WAYNE & SILVER



## 141 Wentworth Road

, Temple Fortune, NW11 0RJ

£1,250,000

Offered for sale is this attractive detached house situated within a short walk of the amenities of Temple Fortune and Golders Green.

The property is found in good condition throughout and comprises of reception room leading into a bright and spacious family room (with access to garden), large kitchen/diner leading out to a landscaped garden and decking area, master bedroom with dressing room and en-suite shower room, three further bedrooms with a further en-suite shower room and family bathroom, fifth bedroom/study, guest wc.

Further benefits include wood flooring in the reception room, built in wardrobes and a large amount of storage throughout, full length glass windows to the rear of the house overlooking the garden and off street parking for two cars.

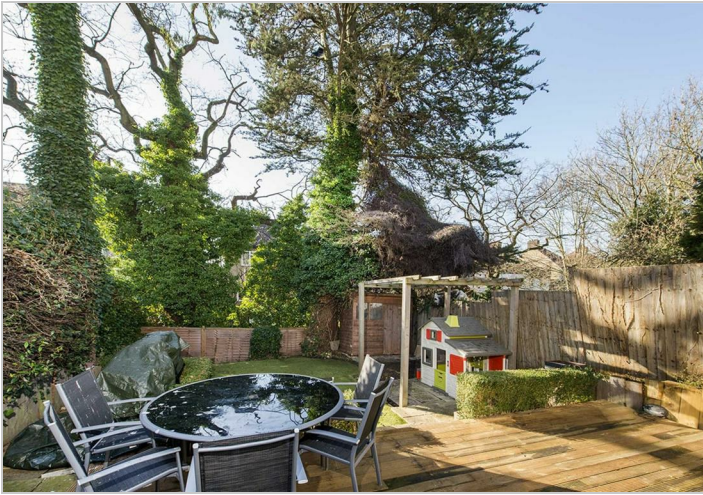
Wentworth Road is conveniently situated near Temple Fortune and Golders Green, including the Northern Line Underground station as well as the various fashionable shops, cafes and restaurants.

Sole Agents

### Viewing

Please contact our Hampstead Sales Office on 020 7431 4488 if you wish to arrange a viewing appointment for this property or require further information.

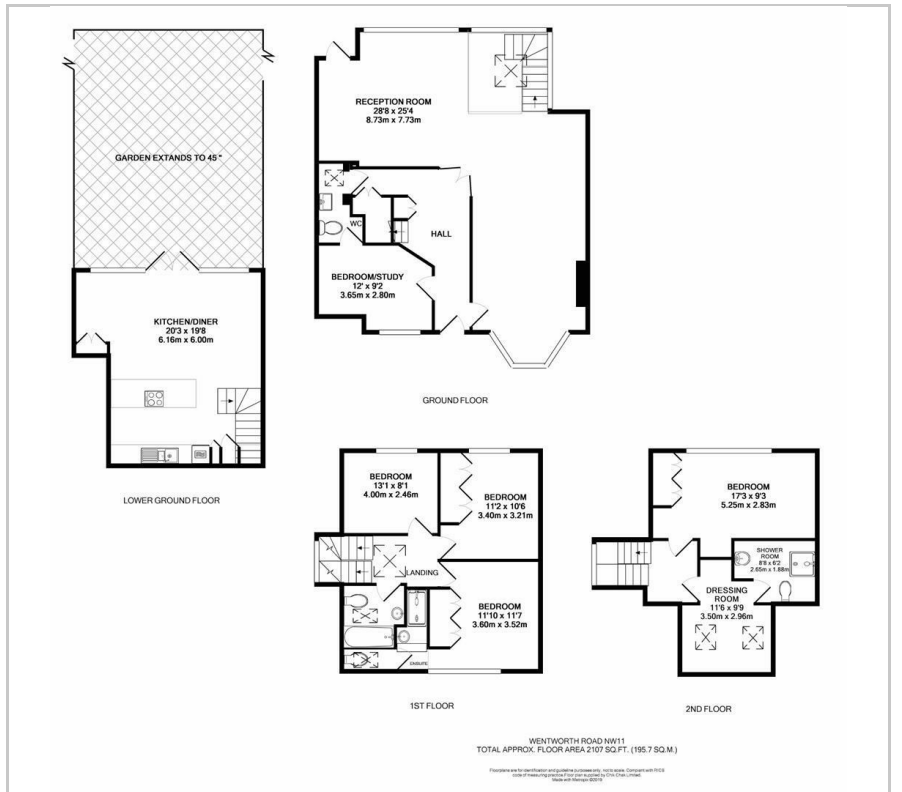




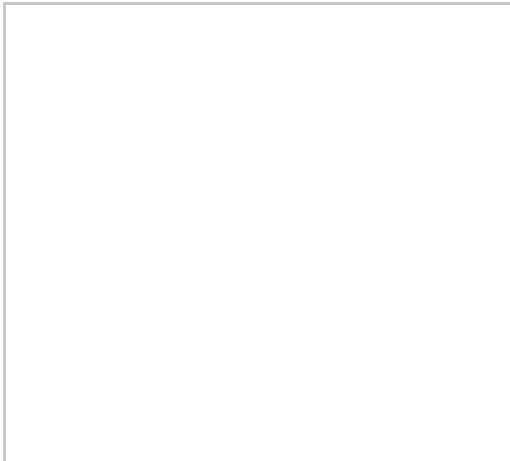
### Energy Efficiency Graph

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (82 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (61-81) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (49-60) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (35-48) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (21-34) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (11-20) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           |   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |
| England & Wales                             |           | England & Wales   |           |

### Floor Plan



### Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.