



## **Powis Gardens, London NW11**

**A period three bedroom semi detached house providing scope to improve and extend, subject to the usual required consents, to your own tastes. The house currently provides over 1,400 square feet over two floors with the accommodation comprising two reception rooms, a kitchen / breakfast room, conservatory extension, three bedrooms, a bathroom, a separate shower room, ground floor cloakroom and a rear garden with a shared side pedestrian access.**

Powis Gardens is a residential cul-de-sac located a short walk from Golders Green underground station (Northern Line). Local facilities can be found along the Finchley Road with broader facilities located at Brent Cross shopping and leisure complex located approximately 1.5 miles to the north-east and the impressive Hampstead Heath is a short drive to the east.

**Guide Price: £850,000 Freehold**

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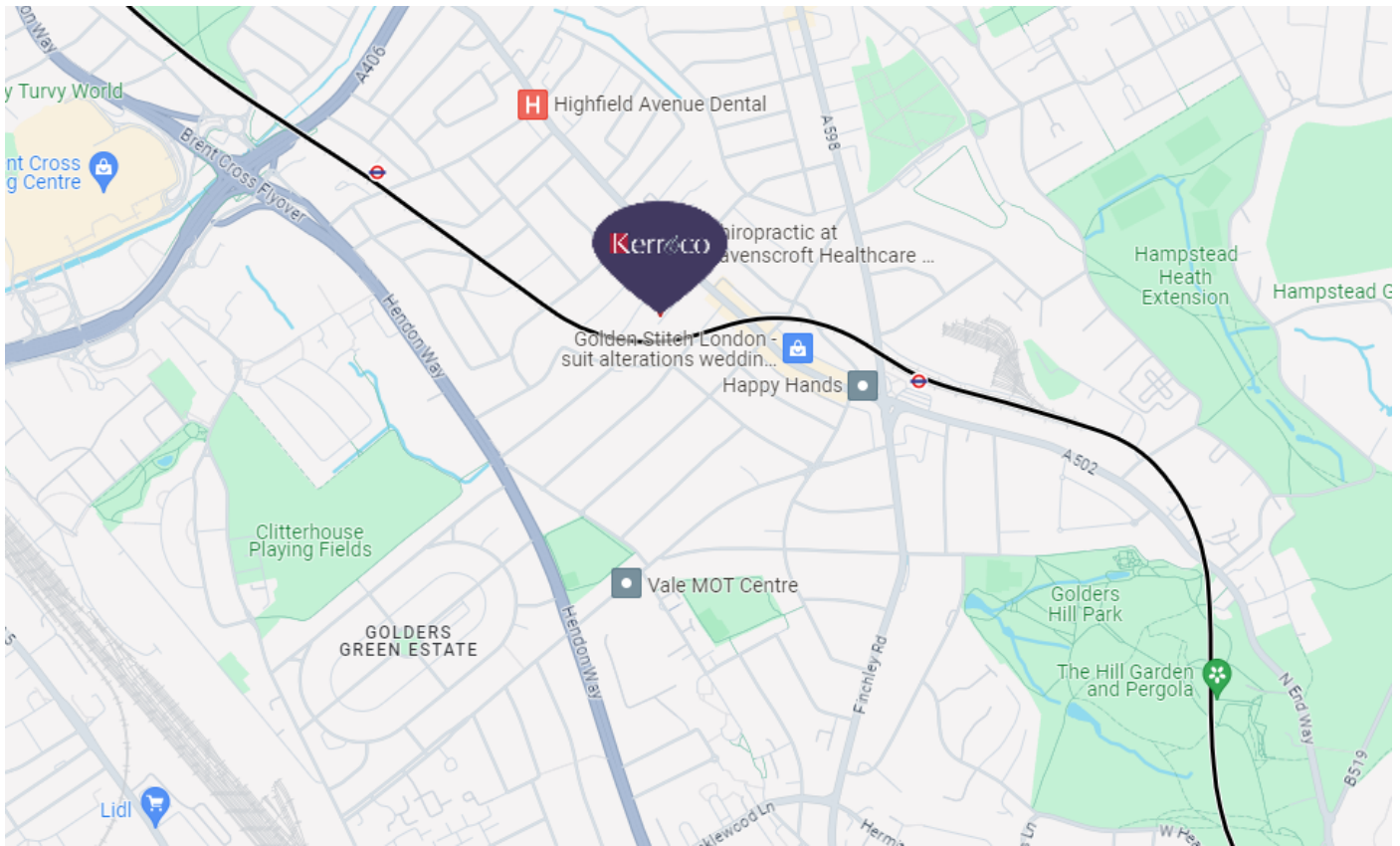


## **Powis Gardens, London NW11 8HH**



Semi detached period house.  
Two reception rooms.  
Kitchen / breakfast room.  
Three bedrooms.  
Bathroom and separate shower room.  
Conservatory extension leading on to the garden which has shared pedestrian access to the front of the property.  
Potential to improve and extend subject to the usual consents.  
Reception room with open plan modern integrated kitchen.  
Well located for ease of access to Golders Green underground station (Northern Line) with Brent Cross shopping and leisure complex located approximately 1.5 miles to the north east.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Tenure and other pertinent information

Freehold

Local authority: London Borough of Barnet

Parking: Residents parking permit cost based on vehicle emissions

Council Tax: Band D (£2,806.90 for current financial year 24/25)

Connected services / utilities: Mains water and drainage, electricity, telephone and broadband available locally.

Heating: Gas central heating via radiators

Accessibility: Step to front door

Flood Risk: Rivers and the sea | Very low risk of flooding, Surface water | Very low risk of flooding

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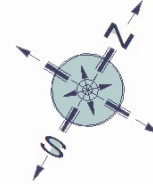
Guide Price: **£850,000**


Three bedroom semi detached period house

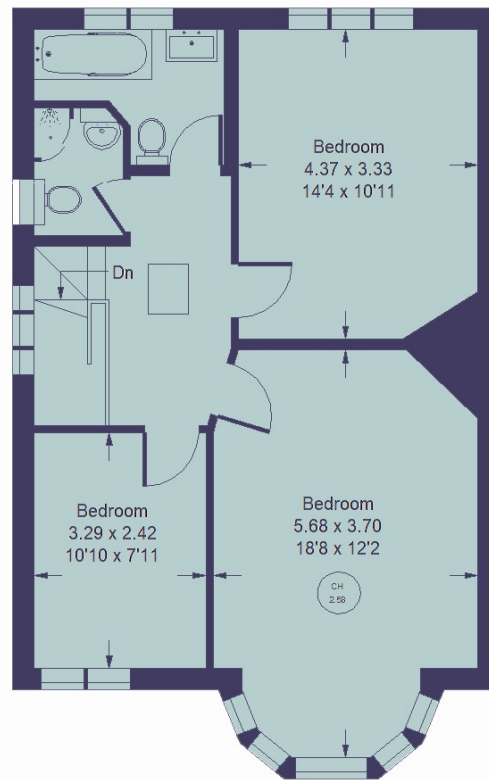
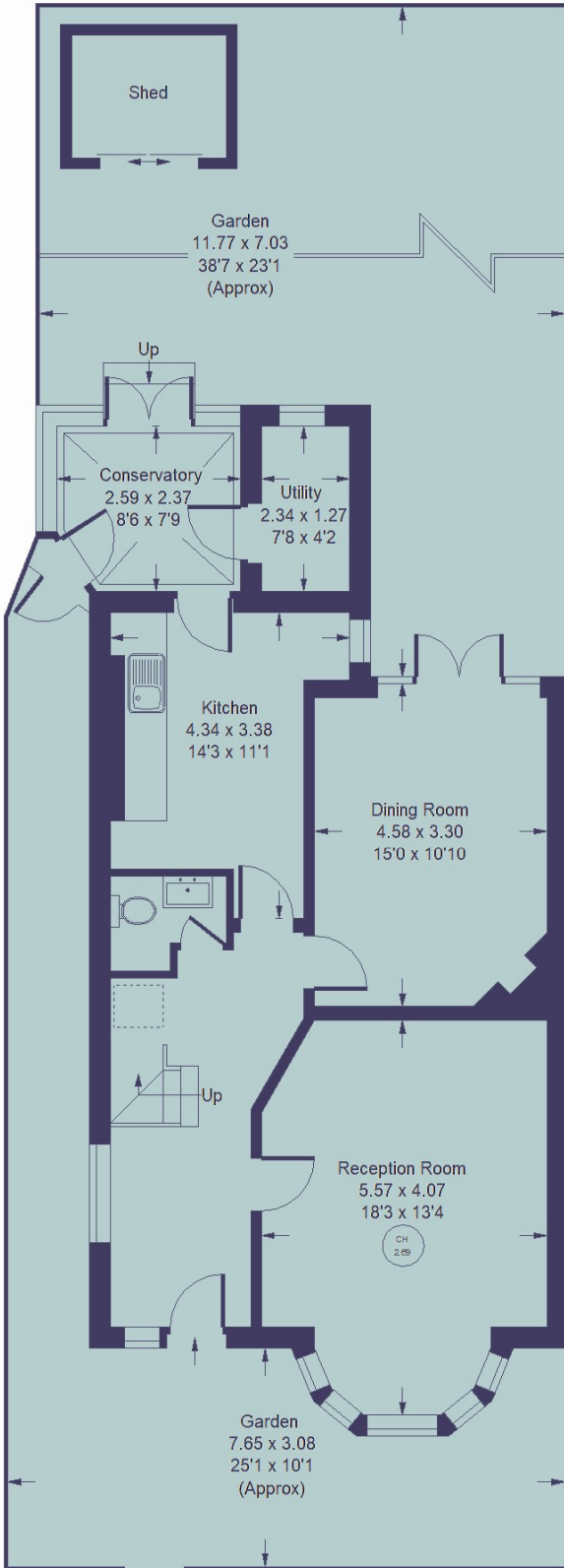
Approximate gross internal floor area: **1,413 Sq. Ft./ 131.3 Sq. M.**

**Powis Gardens, NW11**

Approx. Gross Internal Area  
131.3 sq m / 1413 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.

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