

# Jamie Dean & Co

Estate Agents and Valuers

## **SINCLAIR GROVE,** **GOLDERS GREEN, NW11**



### **OFFERS IN THE REGION OF £1,000,000**

- \* MODERN THREE BEDROOM DUPLEX RESIDENCE \***
- \* APPROXIMATELY 2012 SQ FT \***
- \* LARGE OPEN PLAN LIVING/DINING AREA \***
- \* MODERN FITTED KITCHEN WITH SIEMENS APPLIANCES \***
- \* THREE BATHROOMS (2 EN-SUITE) \* SEPARATE WC \***
- \* WOOD AND TILED FLOORING WITH UNDERFLOOR HEATING \***
- \* DOUBLE GLAZING \* PARKING \* SHARE OF FREEHOLD \***
- \* NHBC WARRANTY \* NO UPPER CHAIN \***

**Jamie Dean & Co** are delighted to be able to offer for sale this extremely spacious modern property. Occupying approximately 2012 sq. Ft over two floors and providing spacious living accommodation of a very high standard, the property is ideally located within reach of all local amenities including a variety of schools and colleges, Brent Cross Northern line train station (0.3 miles), Brent Cross shopping centre (0.8 miles) and Hendon Thameslink station (1.4 miles). Offered with no upper chain, an internal viewing is highly recommended.

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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

*'Selling property locally for more than 32 years'*

**Reception**

**Hallway:**

Wood flooring, recessed ceiling lighting, cupboard housing consumer box and 'Ambiente' underfloor heating control system. Wall mounted video entry-phone

**Shower Room/**

**WC:**

**5'8 x 5'6 (1.75m x 1.67m).** Tiled floor, wall mounted chrome heated towel rail/radiator, 'Duravit' concealed flush WC, wall mounted wash hand basin with mixer tap, wall mounted cabinet with mirrored door, enclosed corner shower cubicle, electric shaver point, recessed ceiling lighting, niche with recessed lighting, 'Silavent' extractor fan, 'Ambiente' room thermostat.

**Bedroom One:**

**17'4 x 12'6 (5.29m x 3.81m).** Double glazed windows and twin double glazed double doors overlooking rear courtyard garden, wood flooring, fitted wardrobes and cupboards, recessed ceiling lighting, 'Ambiente' room thermostat, door to:

**En-suite WC/**

**Shower Room:**

**10'5 x 4'10 (3.17m x 1.48m).** Tiled walls and floor, double glazed windows, 'Duravit' concealed flush WC, wall mounted chrome heated towel rail/radiator, wall mounted wash hand basin with mixer tap, walk-in shower, recessed wall cabinet with mirrored doors, electric shaver point, 'Silavent' extractor fan.

**Bedroom Two:**

**14'2 x 10'8 (4.32m x 3.7m)** Double glazed windows, wood flooring, built-in wardrobes, 'Ambiente' room thermostat, recessed ceiling lighting.

**Bedroom Three:**

**13'11 x 12'7 (4.25m x 3.84m).** Double glazed windows to front, wood flooring, recessed ceiling lighting, 'Ambiente' room thermostat, door to:

**En-suite**

**Bathroom:**

**8' x 6'9 (2.45m x 2.07m).** Tiled walls and floor, 'Duravit' concealed flush WC, hand basin with mixer tap, bath with 'Hansgrohe AXOR' hand shower, electric shaver point, wall mounted cabinet with double mirrored doors, recessed ceiling lighting, niche with recessed lighting, wall mounted chrome heated towel rail/radiator

**Hallway:**

Tiled floor, recessed ceiling lighting, wall mounted video entry phone, under stair cupboard housing 'Santon Premier Plus' hot water cylinder.

**WC:**

**5'3 x 3'4 (1.61m x 1.01m).** 'Duravit' concealed flush WC, wall mounted wash hand basin with mixer tap, wall mounted cabinet with mirrored door, wall mounted chrome heated towel rail/radiator, 'Silavent' extractor fan, recessed ceiling lighting, niche with recessed lighting, tiled floor.

**Lounge/**

**Dining Room:**

**40'1 x 21'11 (12.22m x 6.99m) 'L' Shaped and open plan.** Twin aspect double glazed windows, tiled floor, 'Ambiente' room thermostat, double doors into lower hallway, twin double glazed double doors to...

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**Fitted Kitchen:** **18'8 x 9'4 (5.70m x 2.85m).** Tiled floor, comprehensive range of fitted wall and base units with work surfaces over, twin stainless steel sink bowls with mixer tap and waste disposal, 'Siemens' 5 ring gas hob with 'Siemens' chimney extractor hood over, integrated 'Siemens' dishwasher, 'Siemens' built in electric oven and microwave, space for fridge/freezer, concealed housing for washing machine and tumble dryer (plumbing for washing machine), double glazed windows, recessed ceiling lighting, concealed 'Vaillant ecoTECH Plus 630' boiler

**Garden:** Enclosed courtyard garden with area of decking bordered by shrubs.

**Tenure:** Approximately 115 years. Share of Freehold.\*\*

**Service Charge:** £3531.04 for the period 1/01/18 to 31/12/18 - Includes buildings insurance\*\*

**Council Tax:** London Borough of Barnet Band G - Approximately £2472.61

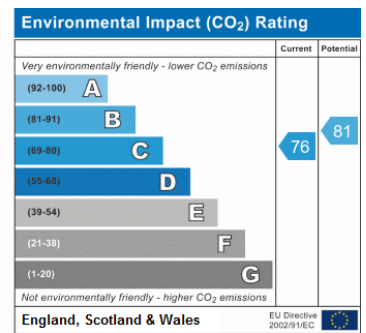
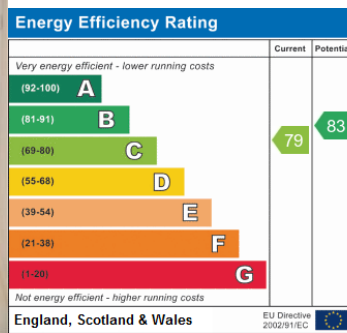
\*\* These details have been provided by the vendor and have yet to be verified.



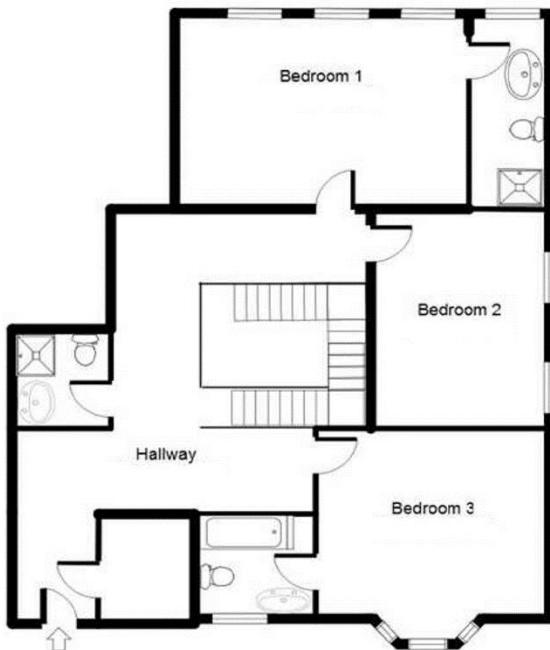
Sinclair Grove, Golders Green, NW11 continued.....



Sinclair Grove, Golders Green, NW11 continued.....



Total Approximate Area  
2012 Sq. Ft – 187m<sup>2</sup>



**Please note:** The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.