



Powis Gardens, Golders Green, NW11  
Guide Price £1,000,000 - £1,250,000

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Exclusive listing on this fantastic five-bedroom, two bathroom semi-detached house arranged over three floors and extending to 1842 Sqft - 171.2 m<sup>2</sup>.

Situated in this quiet, tree-lined, no-through road just off Golders Green Road with a west-facing rear garden.

Comprising a large hallway with a guest cloakroom, two interconnecting reception rooms, and a refitted eat-in kitchen with integrated appliances.

On the first floor, there are two large double bedrooms, a large single bedroom, a modern bathroom, and a separate toilet.

The top floor is the principal bedroom with a Juliet balcony, a large Jack & Jill ensuite bathroom and dressing room, plus a further single bedroom.

Outside, there is a private west-facing rear garden and a small front garden.

Conveniently located within a short walk of either Golders Green or Brent Cross tube stations and the many and varied shopping facilities on Golders Green Road or Temple Fortune, including cafés, coffee shops and restaurants and regular bus/coach routes into and out of central London and major airports.

Size - 1,842 sq ft / 171.2 m<sup>2</sup>



5 Bedrooms

Tenure - Freehold



2 Bathroom

Council - Brent

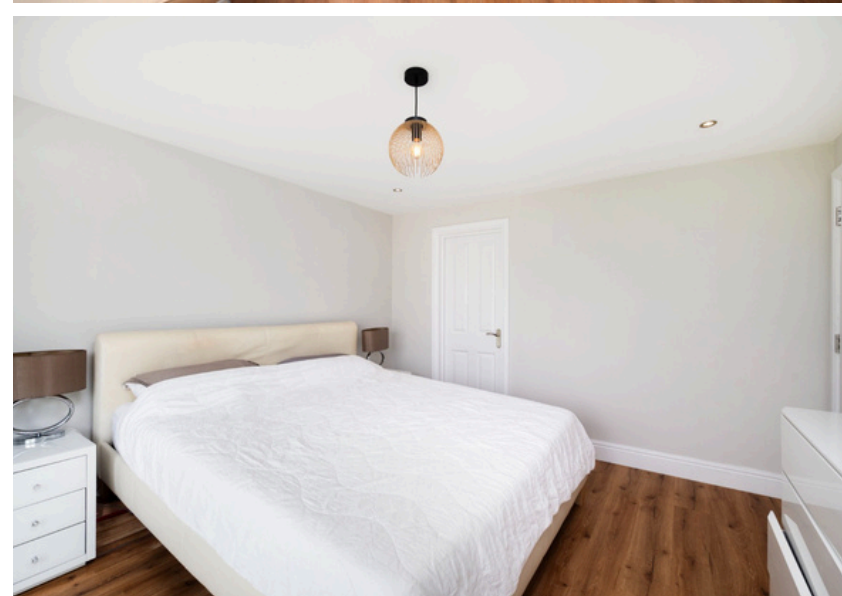


2 Reception

Tax Band - F



None





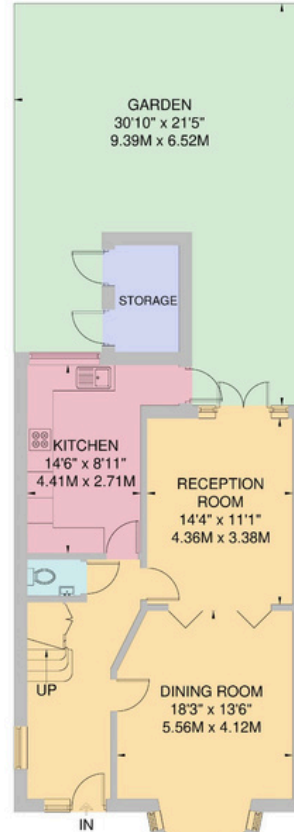
# Powis Gardens, NW11

Approximate Gross Internal Area

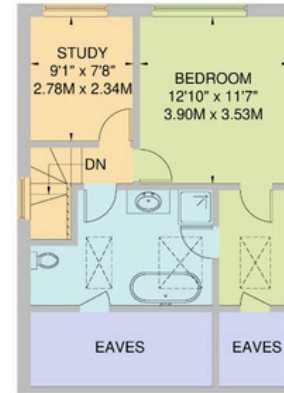
171.2 sq m / 1842 sq ft



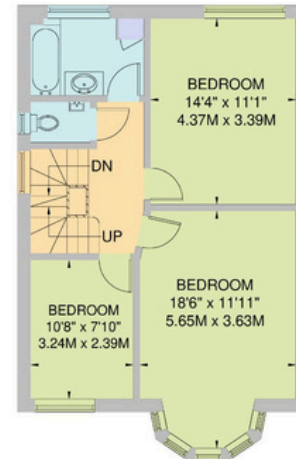
Score	Energy rating	Current	Potential
91	A		81 B
81	B		
71	C	69 C	
61	D		
51	E		
41	F		
31	G		



FIRST FLOOR  
61.7 sq m / 664 sq ft



SECOND FLOOR  
52.3 sq m / 593 sq ft



FIRST FLOOR  
57.2 sq m / 615 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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We strive to make every property journey smooth, transparent, and successful, building long-term relationships through integrity, knowledge, and exceptional customer care.

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