



Garth Road, London, NW2
Offers Over £550,000

moreland 





Loved and cherished by the same family for more than 60 years, this three-bedroom semi-detached home with garage and off-street parking is ready for its next chapter.

Perfectly positioned at the top of a quiet residential road, the previous owners particularly loved its location between Golders Green and Hampstead Heath, offering the perfect balance of convenience to transport links and access to green open spaces.

Weekends were often spent exploring the nearby parks, with Child's Hill Park and Golders Hill Park holding a special place in the family's heart. Whether meeting loved ones for a stroll, enjoying the gardens, or simply stopping for a coffee, these local green spaces became an extension of the home itself.

The convenience of Brent Cross Shopping Centre, excellent transport links (northern line and buses) and the vibrant cafés nearby made everyday life effortless, while the peaceful setting of the property provided a welcome retreat from the pace of London life.

Arranged over two floors and extending to approximately 754 sq ft (70 sq m), the property offers three bedrooms, a separate kitchen, off-street parking to the front, a shared driveway leading to a garage, and exciting potential to extend into the loft and rear, subject to the necessary planning consents.

Now offered chain free, this much-loved family home presents a rare opportunity for a new owner to put their own stamp on the property and create memories for generations to come.

Size - 754 ft²/ 70 m²



3 Bedrooms

Tenure - Freehold



1 Bathrooms

Council - Barnet



1 Receptions

Tax Band - D



Drive





Garth Road, NW2

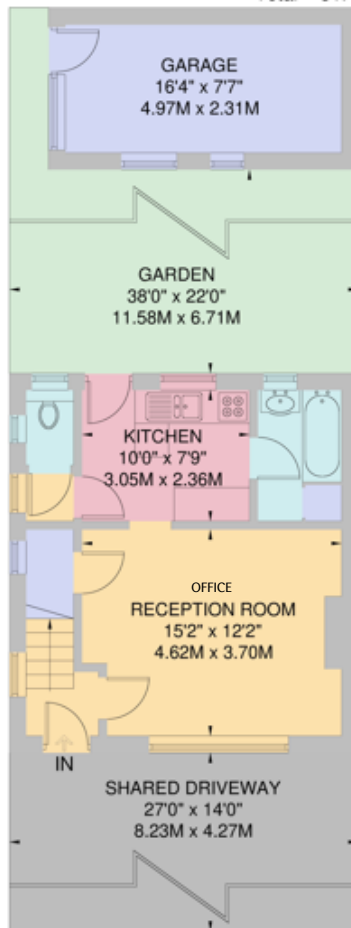
Approximate Gross Internal Area = 70 sq m / 754 sq ft

Garage = 11.4 sq m / 122 sq ft

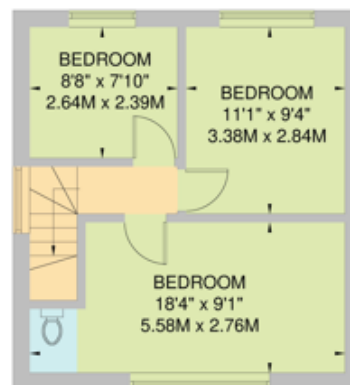
Total = 81.4 sq m / 876 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	29 F	
1-20	G		



GROUND FLOOR
35.0 sq m / 377 sq ft



FIRST FLOOR
35.0 sq m / 377 sq ft

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



Edward Gilbert MNAEA MARLA

07970 566204

edward@moreland.uk.com

Jack Gilbert

07947 974893

jack@moreland.uk.com

info@moreland.uk.com

020 8381 4970

Moreland Estate Agents, 903-905 Finchley Rd,
Golders Green, London, NW11 7PE

Moreland Estates Ltd is a company registered in England and Wales with company number 03663497

Trading Address is: 903 - 905 Finchley Road, Golders Green, London, NW11 7PE

VAT Registration Number: GB 701 775 936

Registered Office is: Unit 8 Alpha Business Park, Travellers Close, Welham Green, Hertfordshire, AL9 7NT

