

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



WELLGARTH ROAD
LONDON, NW11

£3,100 PER WEEK
SUBJECT TO CONTRACT

family home situated in this exclusive development off Wellgarth Road. This house has been finished to an exacting standard throughout and offers excellent living space with two very spacious double reception rooms, plus a large open plan kitchen/family room, a luxurious principal bedroom with ensuite bathroom, four further bedrooms, three further bathrooms, utility room, guest cloakroom and built in storage throughout. Further features include a landscaped lawned garden to the rear, off street parking and integral garage.

Chandos Way is conveniently situated for all the local amenities of Golders Hill Park, The Heath Extension, local nurseries, shops and restaurants and Golders Green Underground Station (Northern Line).

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ACCOMMODATION

- Two Double Reception Rooms
- Modern Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Bathroom
- Five Further Bedrooms
- Three Further Bathrooms
- Guest Cloakroom
- Utility Room

AMENITIES

- Rear Garden
- Integral Garage
- Off Street Parking
- Built-In Storage Throughout

COUNCIL TAX

Barnet (Band E)

EPC RATING:

B

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Chandos Way
Approx. Total Internal Area 3625 Sq Ft - 336.77 Sq M
(Including Garage)
Approx. Gross Internal Area Of Garage 308 Sq Ft - 28.61 Sq M



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.