

ASTON CHASE



BRIDGE LANE
Golders Green, NW11

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An impressive six-bedroom semi-detached house in Golders Green, offering generous living space, contemporary finishes and a high degree of privacy.

The property features a spacious reception room opening onto the rear garden, a separate air-conditioned family room and a kitchen/dining area extending over 30ft. The principal suite benefits from fitted wardrobes, air conditioning and a private balcony overlooking the garden and adjoining open space.

Five further bedrooms, a dedicated study and five bathrooms, four en-suite, provide flexible accommodation.

Externally, a landscaped garden of approximately 71ft backs onto public open space, while a private driveway provides off-street parking.

ACCOMMODATION

Six Bedrooms

Five Bathrooms

Two Receptions

Study

Garden

Large Balcony

Of street parking

Study

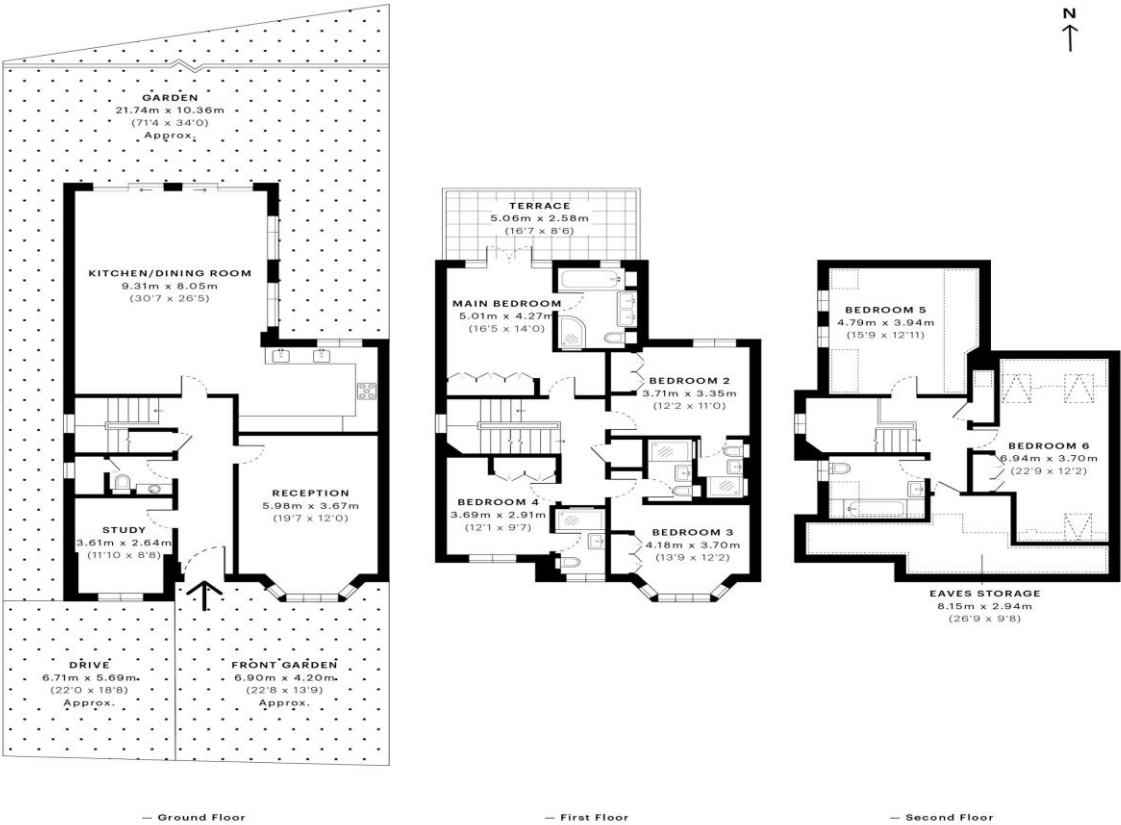


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GROSS INTERNAL AREA (GIA)
The footprint of the property
260.71 sqm / 2806.26 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
235.25 sqm / 2532.21 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
13.02 sqm / 140.15 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
22.53 sqm / 242.51 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 266.80 sqm / 2871.81 sqft
IPMS 3C RESIDENTIAL: 252.18 sqm / 2714.44 sqft

SPEC ID: 5fc05841d338890dcfe3edaa

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

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