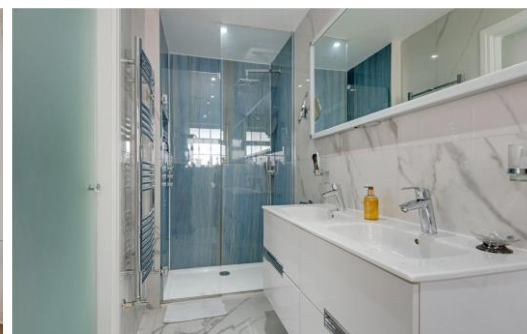




Cranbourne Gardens, NW11
Offers In Excess Of: £2,100,000, Freehold

Anderson//Rose





**Offers In Excess Of:
£2,100,000**

Ref PCL250021

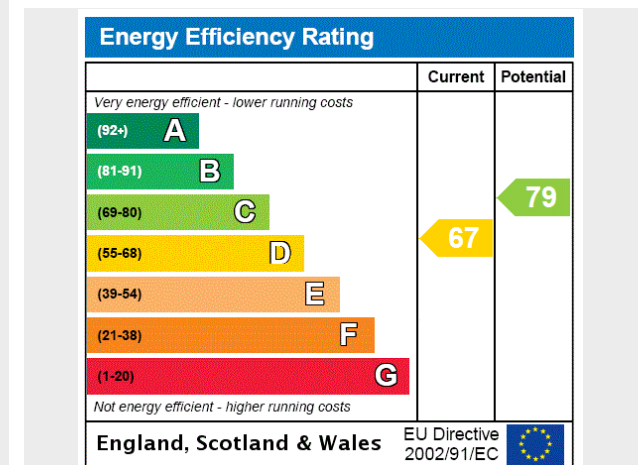
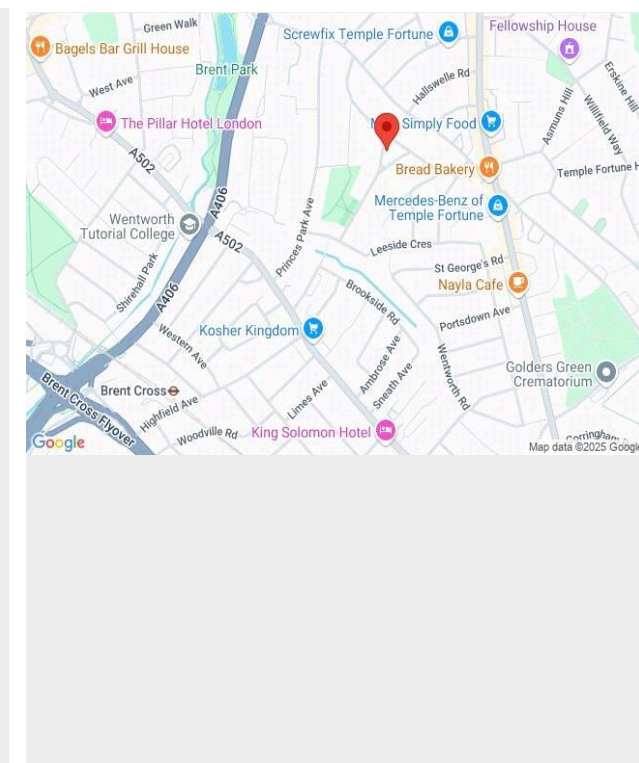
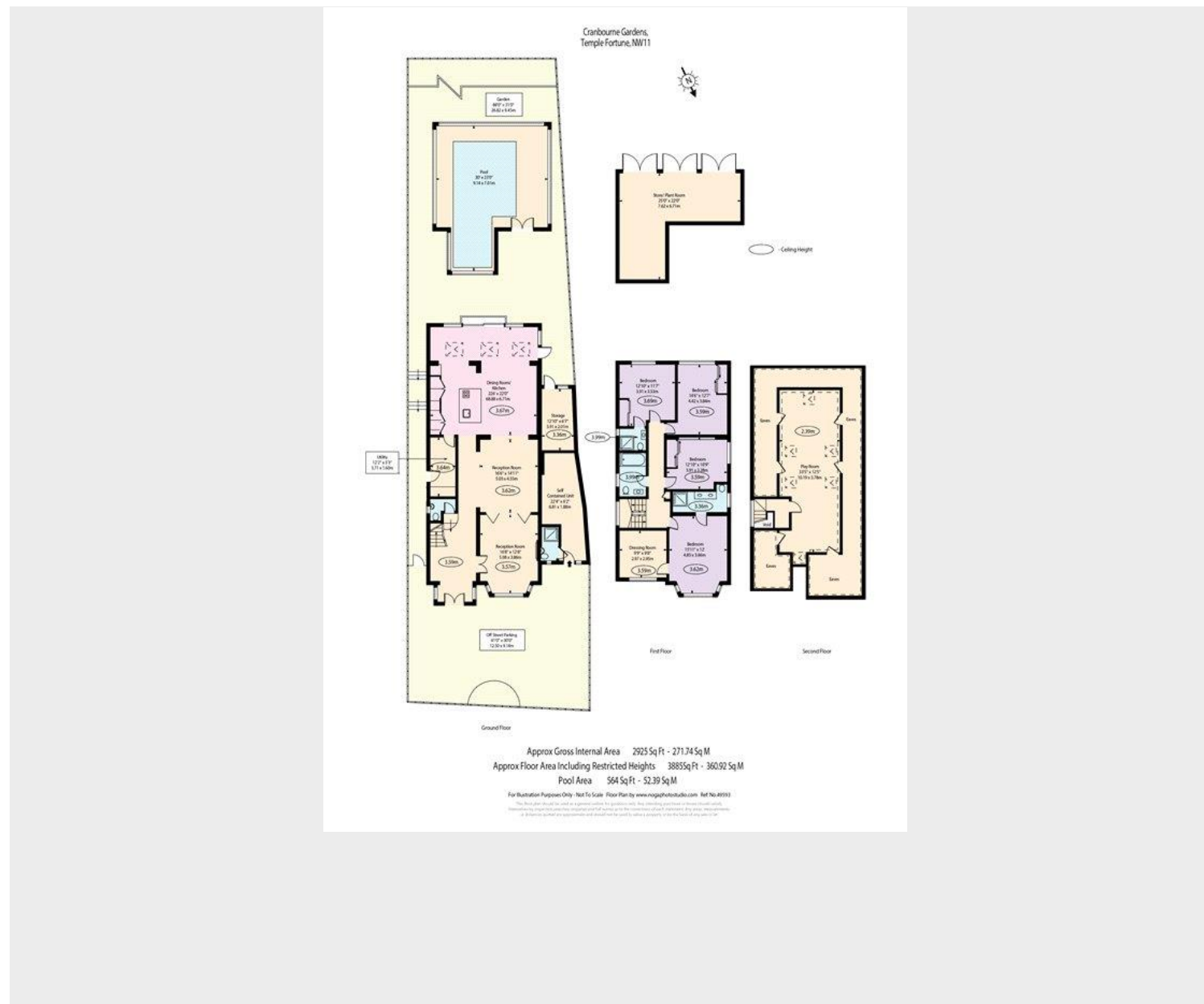
Cranbourne Gardens, NW11

This is a fantastic opportunity to acquire a beautifully presented and very well-proportioned family home in a highly desirable and very quiet location in North London NW11.

The house has been finished to an excellent specification designed to showcase an abundance of natural daylight throughout. Spanning across over 3,000 sq. ft including restricted ceiling heights, this magnificent home is focused around your living spaces on the ground floor of the house, starting as you come in with what can be a separate formal living or dining room with retractable bespoke glass doors, this leads onto a very impressive open plan, reception and TV room which flows into the rear extension of the house, filled with lots of natural light from the skylights, and forms the dining/kitchen area. Your kitchen has everything you could want and more with state-of-the-art appliances and plenty of cupboard space. This all overlooks your garden which also has a fully functional covered and heated outdoor swimming pool.

There is a separate utility room just off of the kitchen and a guest cloakroom just as you walk in through the grand double front doors of the house. The middle of the property comprises of your sleeping accommodation with a principal bedroom suite and a separate dressing room/walk in wardrobe, three further double bedrooms and two bathrooms. The top floor loft conversion is currently set up as a large playroom but can easily be transformed into a bedroom and has the plumbing to add an additional bathroom. In addition to all of that, this fabulous home further profits from a carriage driveway, a separate self-contained studio flat and a large storage room.

Cranbourne Gardens is a quiet and leafy residential road and arguably the most prestigious street in the area. Located in-between both Golders Green & Temple Fortune, with Brent Cross just down the road, you are spoilt for choice with local top-drawer restaurants, shops bars and other amenities, as well as various highly desirable local open green spaces such as Golders Hill Park or Hampstead Heaths Extension just down the road. Either Golders Green or Brent Cross Tube Stations (Northern Line) are nearby, which provides a simple commute across the capital.



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.