



## Sierra House, The Vale, Golders Green, London NW11 .| £1,800,000

- Seconds to Golders Green Tube, Shop and Golder Hill Park
- Parking for 2 cars
- Private Gardens
- Brand New

- Freehold
- Chain Free

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Introducing an exquisite, newly built, semi-detached five-bedroom contemporary home spanning approximately 2,029 sq ft across three floors. Nestled at the top of The Vale, this light-filled residence offers a perfect blend of modern design and luxurious living. Boasting a gated drive and designed by the renowned architectural firm of XUL, this exceptional property showcases high-quality materials and finishes throughout.

Upon entering the ground floor, you are greeted by a spacious open plan layout featuring a reception, dining room, and kitchen, creating an expansive living space measuring 27' x 21'9. Sliding doors seamlessly connect the interior to the two south-facing dedicated garden areas, offering a tranquil retreat. The main garden measures 35' x 20', while the side garden spans 27' x 17'2. A guest WC is conveniently located in the entrance lobby, providing added convenience for residents and guests.

The first floor of this remarkable home encompasses three double bedrooms, one of which features an ensuite shower room, alongside a family bathroom.

Each bedroom is thoughtfully designed to provide comfort and style, ensuring a peaceful sanctuary for rest and relaxation.

Ascending to the second floor, you will discover a generously sized master suite, complete with a bedroom, a spacious walk-in dressing room, and an ensuite bathroom. This luxurious retreat offers the ultimate in privacy and indulgence. Additionally, there is a further double bedroom/study on this floor, providing versatile living space to accommodate various needs. A plant/storage room adds functionality and convenience to the overall design.

Situated at the top of The Vale, this contemporary home enjoys a prime location with easy access to the vibrant shopping and dining amenities of Golders Green.

	House
	Freehold
	x 5
	x 1
	x 3

SCAN FOR  
A VIDEO  
WALKTHROUGH



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

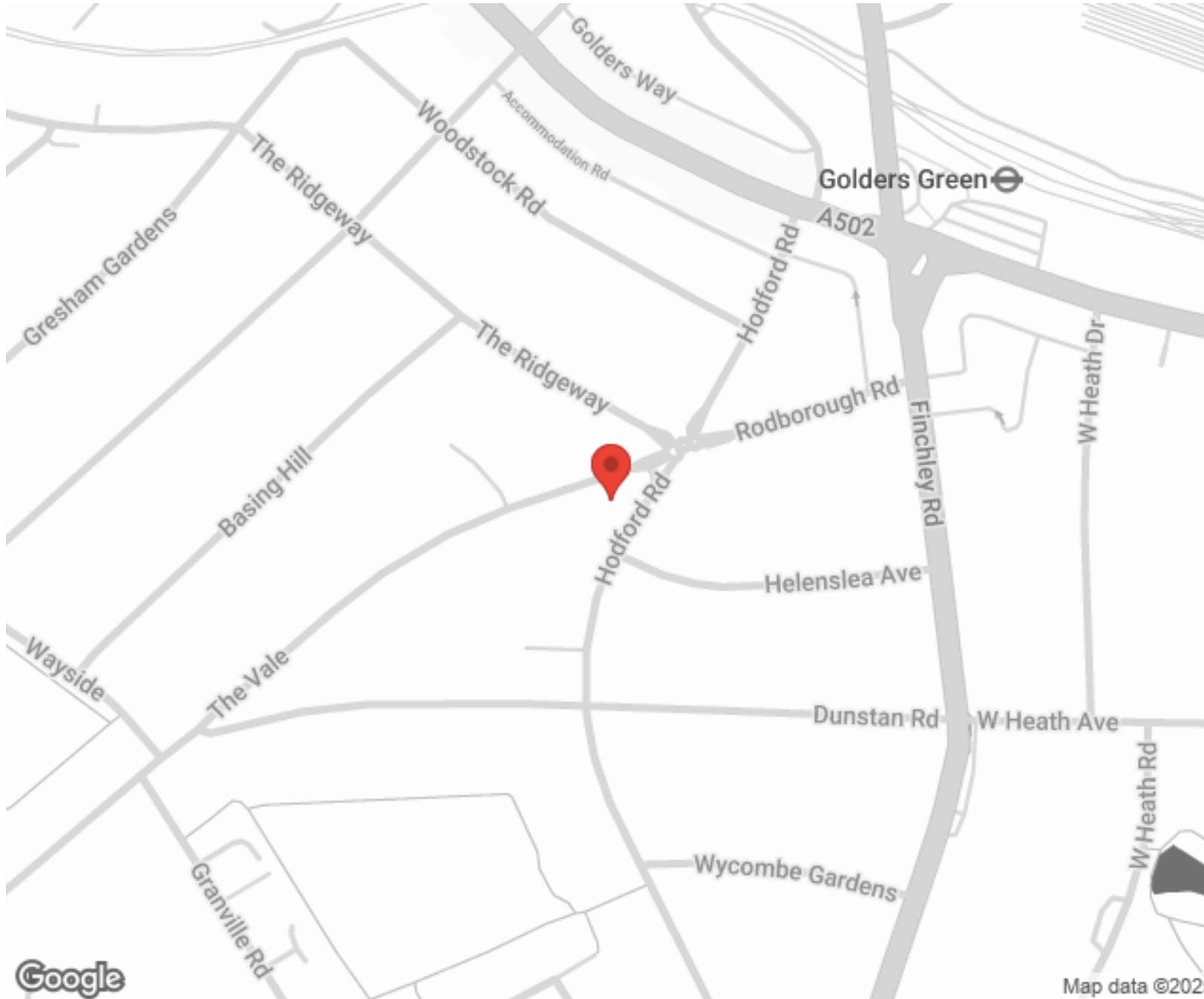
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Sierra House  
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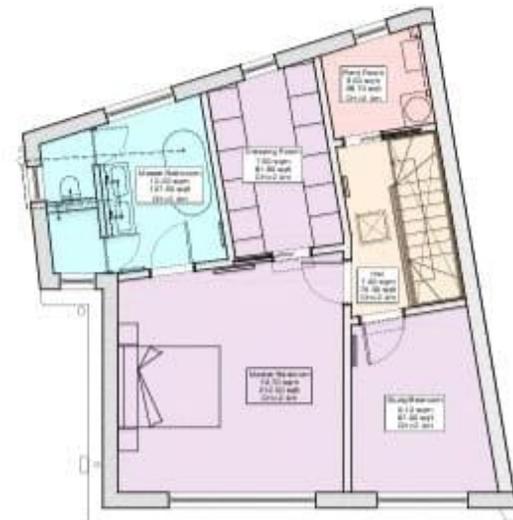
Sierra House		
	GIA (sqm)	GIA (sqft)
Ground Floor	64.13	690
First Floor	64.13	690
Second Floor	60.2	648
<b>Total Sierra House</b>	<b>188.46</b>	<b>2029</b>



Ground Floor



First Floor



Second Floor