



St. Andrews Road, Golders Green, London NW11 .| £2,000,000

- New Build
- Off Street Parking
- Garden
- Four Double Bedrooms

"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!"

Templars Court is a boutique collection of eight (two remaining) luxurious and spacious brand new four-bedroom freehold semi-detached houses ranging from 2000 - 2300 sq ft, located in a leafy turning, a stone's throw from the cafes & boutiques of Temple Fortune and Golders Green.

Each house has been thoughtfully designed for modern family living and extremely low-cost energy use and offers accommodation over three floors. Natural sunlight bathes the rooms and features include;

- Four bedrooms all with En-suite bathrooms
- Top floor bedrooms have max ceiling height of approx. 9ft at apex
- Contemporary designed kitchens with Miele appliances
- Open plan living spaces separated by Crittall doors
- Utility rooms
- Guest cloakroom
- Off-street parking
- Private landscaped gardens



One of the benefits of living in Temple Fortune is the joy and ease of having everything on your doorstep. The area hosts an impressive array of conveniences, including a large variety of informal eateries and daily amenities, and a range of delicatessens, fishmongers and bakers too.

Golders Green Tube station and the Northern line are merely a 10 minute walk. Reach central London in under 20 minutes. Also within walking distance from the development is London's largest ancient parkland, Hampstead Heath? just a 15-minute stroll away. Even closer to home is the Hampstead Heath Extension. Templars Court is also well-situated for access to major international airports. By car, you can reach Heathrow in 40 minutes, Stansted in 54 minutes and Luton in just 34 minutes. To the west is Hendon Way, which will connect you easily to the M1 should you want to leave London for a weekend getaway.

-  House
-  Freehold
-  x 4
-  x 1
-  x 3



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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!"



"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."



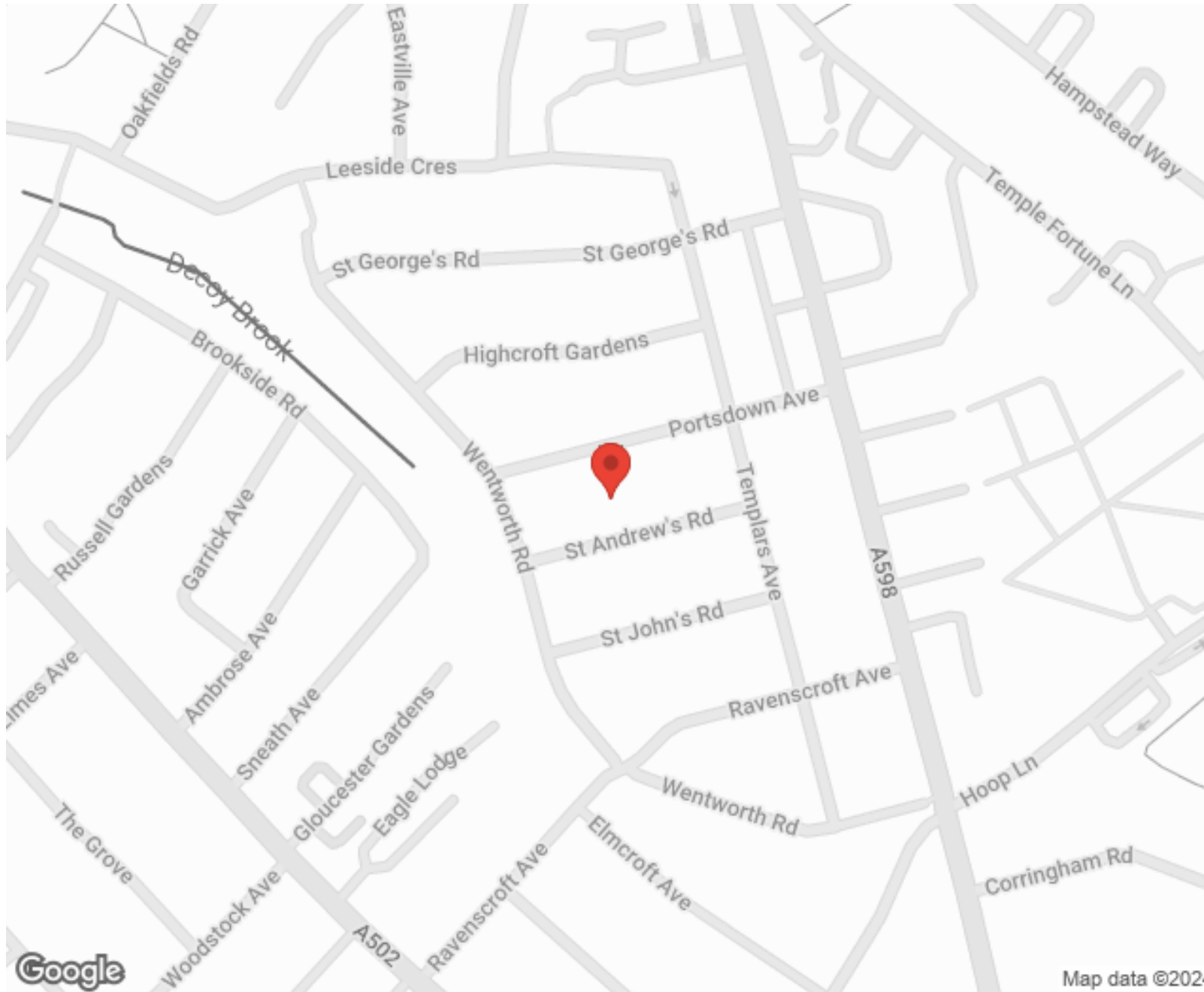
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**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!"



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Plot 1 Wingfield Four-bedroom family house



PLOT 1

*Artist impression only. The final installation may be subject to change.

Plot 1 total area: 214 SQM 2303 SQ FT

GROUND FLOOR

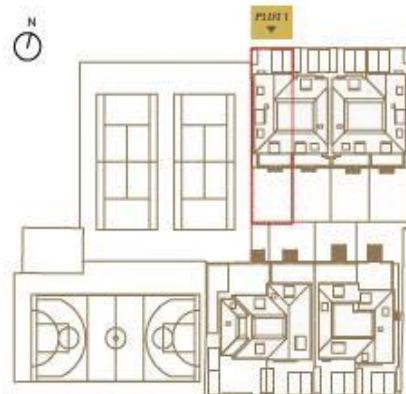
| | | |
|------------------|--------------------|----------------|
| Family Room | 4.20m X 5.50m | 13'8" X 18'0" |
| Dining | 3.00m X 2.96m | 9'8" X 9'7" |
| Kitchen + Living | 5.84m X 4.00m | 19'2" X 13'1" |
| Rear garden | 84.4m ² | 7.32m X 11.49m |
| | | 24'0" X 37'7" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.52m X 5.51m | 11'5" X 18'1" |
| Bedroom 2 | 3.54m X 4.97m | 11'6" X 16'3" |

SECOND FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 3 | 5.46m X 4.61m | 17'9" X 15'1" |
| Bedroom 4 | 5.47m X 4.41m | 17'9" X 14'5" |



GROUND FLOOR

Bright open-plan kitchen, dining and living room with bifold doors to garden

Family room

WC

Utility & storage cupboard

FIRST FLOOR

Master bedroom with fitted wardrobe and ensuite with bath and shower

Second bedroom with ensuite

Utility Room

SECOND FLOOR

Two further double bedrooms with ensembles fitted with walk-in showers

Storage Cupboard

EXTERNAL

Plot 1 has parking suitable for two cars

Rear garden with paving to paths and patio areas

Bin & cycle storage

• • Measurement points

Floor plans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. ADDITION PARKING SPACE IS SUBJECT TO PLANNING APPROVAL.