



# Wentworth Road

## Temple Fortune NW11



five bedrooms



four bathrooms



Off street parking



detached home



tenure

Guide Price - £1,525,000

[moreland.uk.com](https://www.moreland.uk.com)

# Wentworth Road, Temple Fortune, NW11

---

This impressive and substantial semi-detached house is strategically located just 0.4 miles from Golders Green Station on the London Underground's Northern Line (Zone 3) situated in a secluded and quiet road. The property has undergone upgrades by the current owners, with a standout feature being the family room at the rear. This versatile space includes a living area, dining space, and a kitchen with an island. Noteworthy are the bi-folding doors that open up to the south-facing rear garden. The property is available with no onward chain.

The accommodation starts with an entrance vestibule and an L-shaped entrance hallway. The front reception has been adapted for various uses, such as a lounge, gym, or additional bedroom, with a shower corner and proximity to the ground floor w/c. The rear of the house boasts a stunning open-plan kitchen/dining/lounge room, featuring an impressive kitchen with space for an American-style fridge/freezer and integrated appliances. The highlight is the island, adjacent to the dining area and lounge, with beautiful bi-folding doors leading to the South-facing rear garden.

A sweeping staircase from the ground floor leads to the first floor, which includes a large bay-fronted bedroom with an en-suite shower room, two additional double bedrooms, and a spacious jack-and-jill style bathroom with a corner section utilised as a utility area. Another sweeping staircase from the first to the upper floor reveals two more double bedrooms, making it a five-bedroom house in total, along with an additional shower room.

Externally, the property features a brick-paved driveway with parking space for two large vehicles at the front. The South-facing rear garden includes a patio area, lawn, and a block-built shed. Due to its location on the road, the property benefits from a larger-than-average plot and potential for a home office at the rear (subject to planning permission). The house is situated at the top of Wentworth Road, a quiet no-through road, close to Finchley Road and Golders Green Station (0.4 miles), providing access to Central London in 20-25 minutes.

The house is on the edge of Hampstead Garden Suburb, near Hampstead Heath Extension and Golders Hill Park and Pergola. Amenities include the Temple Fortune Shopping Parade with boutique shops, Gails, Waitrose, and M & S Food Hall. Golders Green offers additional conveniences with a National Express coach station, a bus station, and a variety of shops, including a large Sainsbury's. This property represents a great opportunity with the added benefit of no onward chain.

## Overview

---

- Substantial semi detached home extending to 2370 sqft
- Five bedrooms & three/ four bathrooms
- South facing rear garden
- Impressive family room with island
- Popular Temple Fortune location
- No onward chain









## Education

---

### Primary Schools

- Menorah Primary- 0.34 miles
- Golders Hill - 0.38 miles
- Garden Suburb Junior - 0.5 miles

### Secondary Schools

- Shiras Devorah High School - 0.19 miles
- Wentworth School- 0.46 miles
- Henrietta Barnet - 0.6 miles

## Transport

---

With Golders Green Underground station being the closest, you'll enjoy effortless travel to various destinations, be it for work or leisure.



M1 Motway  
9 min drive



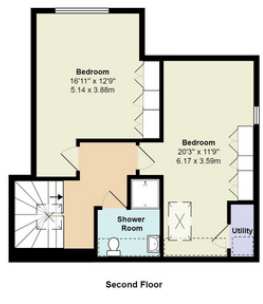
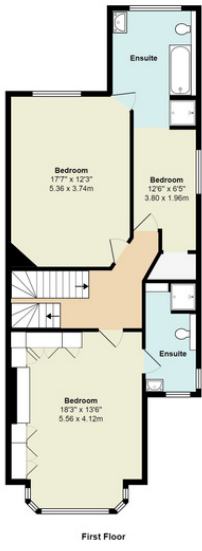
Golders Green  
5 min drive



London City Airport  
31 min drive



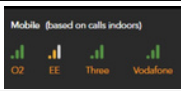
Wentworth Road NW11  
 Area: 2316 ft<sup>2</sup> ... 215.2 m<sup>2</sup>  
 (Including Restricted Heights)



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX £ / BAND	Council Tax Band G
TENURE	Freehold
SERVICE CHARGE	N/A
GROUND RENT	N/A
LEASE LENGTH REMAINING	N/A
OTHER CHARGES	N/A
CONSERVATION AREA	No
PROPERTY TYPE	Detached
PROPERTY CONSTRUCTION	Solid brick
ELECTRICITY SUPPLY	Utility Warehouse
WATER SUPPLY	Utility Warehouse
SEWERAGE	Thames Water
HEATING	Thames Water
BROADBAND	Virgin
MOBILE SIGNAL/COVERAGE	
PARKING	Off road parking for 2 cars
BUILDING SAFETY	N/A
RESTRICTIONS	No
RIGHTS AND EASEMENTS	No
FLOOD RISK	Rivers and Seas- Low/ Surface Water- Low
PLANNING PERMISSION	No
ACCESSIBILITY/ADAPTATIONS	No
OTHER INFORMATION	No



moreland





Edward Gilbert  
Managing Director  
07970 566204  
edward@moreland.uk.com



Andi Koca  
Property Specialist  
07970 566206  
andi@moreland.uk.com



Toby Jackson  
Senior Property Specialist  
07970 566207  
toby@moreland.uk.com

### Client Testimonials

- Want to say Thank You for an absolutely fantastic, efficient service from the team at Moreland Estates. My experience with them was that they always try to be available and work as a team with close attention to detail. I would have no hesitation in recommending them.
- Highly appreciated. Thank you very much and I will recommend to my friends and family and relatives. Thank you Sarah & Moreland Team.
- The sale was organised efficiently by Moreland and communication was good throughout the process. Many thanks.
- They have been fantastic from day one, are quick at answering any questions/queries and have kept me updated during the entire process. Would highly recommend if you are looking to sell your property.
- Thanks to Edward And team! Super swift process and made my life easy as possible. Thanks to the whole team!