



### Cumbrian Gardens NW2

Total Area: 1296 ft<sup>2</sup> ... 120.4 m<sup>2</sup>  
(Includes Eaves Storage)

**Ground Floor**  
Area: 482 ft<sup>2</sup> ... 44.8 m<sup>2</sup>

**First Floor**  
Area: 461 ft<sup>2</sup> ... 42.8 m<sup>2</sup>

**Second Floor**  
Area: 353 ft<sup>2</sup> ... 32.8 m<sup>2</sup>



All measurements are approximate and for display purposes only



## Cumbrian Gardens, Golders Green Estate, NW2 Offers Over £800,000

Welcome to this beautifully designed 4-bedroom house in the sought-after neighbourhood of Cumbrian Gardens.

Upon entering, you'll be greeted by a warm and inviting atmosphere. The modern design ensures functionality and comfort throughout the house. The ground floor features a spacious reception area, perfect for entertaining or relaxing. The open-plan kitchen and dining area, with high-quality fixtures and plenty of natural light, is ideal for family gatherings.

Upstairs, four generously sized bedrooms provide tranquil retreats. The master bedroom boasts an en-suite bathroom, while the additional three bedrooms offer versatility. This property also includes two stylish bathrooms, ensuring everyone has their own space.

Downstairs there is a small piano room leading to the garden where it used to be a kitchen. Outside, enjoy the well-maintained garden, providing a private oasis.

Cumbrian Gardens is a peaceful community, perfect for families. You'll have access to excellent transport links and amenities, including schools and parks, making it an ideal location for families.



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Tenure Freehold



1206 sqft / 112 m2



4 Bedroom



1 Bathroom & 1 En-suite



Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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