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Hodford Road

Golders Green

NW11

Built approximately five years ago, a superb example of a detached double fronted 5-6 bedroom Schwoerer Haus designed family home, spanning 4,138 sq ft (384.4 sq m) and located in this desirable tree-lined road.

The ground floor provides a 43'5 reception room/dining area/study, Poggenpohl kitchen with Gaggenhau appliances and utility room. The first floor is arranged as a principal bedroom with en suite bathroom and 'his & hers' dressing rooms, two further double bedroom suites each with shower rooms and there are two further bedrooms on the second floor with a family bathroom.

The lower level has a 27'6 cinema room, 24'8' family room/bedroom 6, (currently used as a gym), shower room, second utility area and storage.

Additional benefits include underfloor heating to the upper floors, an air circulation system, a Sonos system and ground force heating for lower energy costs.

The house also boasts a 97' westerly facing landscaped garden and parking for two cars. The extensive transport amenities and facilities of Golders Green (Northern Line) are within 500 meters and Golders Hill Park is within a short walk.

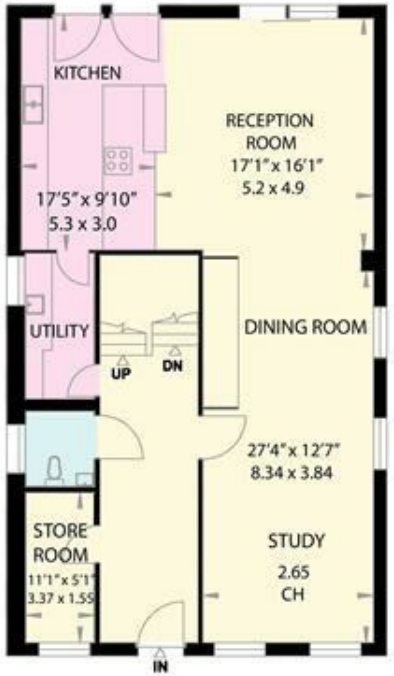
£3,250,000 **SOLE AGENT** **Freehold**

HODFORD ROAD
LONDON NW11

Gross Internal Area = 384.4 sq metres
(Excluding Restricted Heights) 4138 sq feet

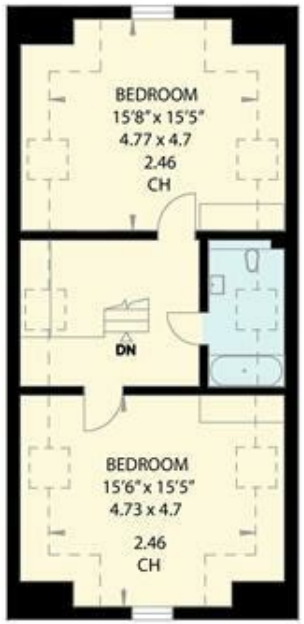
Gross Internal Area = 404.4 sq metres
(Including Restricted Heights) 4353 sq feet

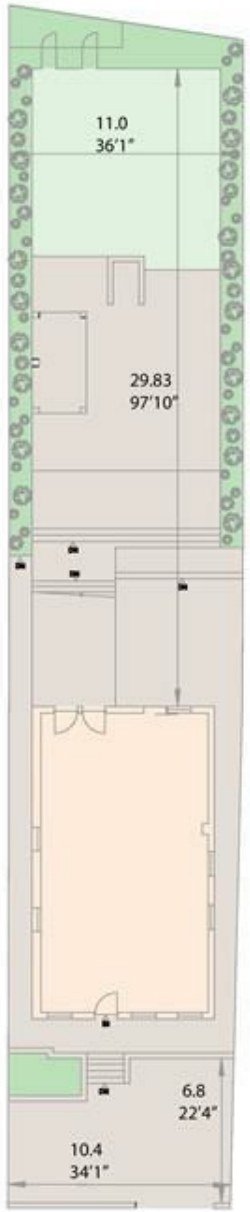
LOWER GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

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