



HODFORD ROAD, NW11
OIRO £925,000 LEASEHOLD

A VERY SPACIOUS 2 BEDROOM 2 BATHROOM NEWLY BUILT APARTMENT IN CENTRAL GOLDERS GREEN

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

2 BEDROOMS/ 2 BATHROOMS/ PRIVATE PATIO/LAUNDRY ROOM
SEPARATE STUDY/RESERVED PARKING/ COMMUNAL GARDENS
CENTRAL TO GOLDERS GREEN/SUPERB CONDITION/ EPC: B
COUNCIL TAX BAND: F



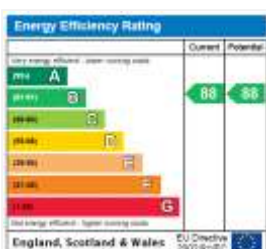
DESCRIPTION:

A most amazing 2 bedroom, 2 bathroom approximately 1500 SQ duplex apartment located right in the centre of Golders Green, 2 minutes from the High Street. The apartment is just 1 of 6 created from 2 semi detached houses and built to a very high specification with underfloor heating, air recirculation system, plus a luxury kitchen and 2 superb bathrooms.

In addition to the main living and bedroom accommodation, there is a large laundry/utility room and a separate TV den/ study. Both of the bedrooms have en-suite bath/shower rooms and the main bedroom also has a walk in wardrobe. Accessed via bedroom 2, there is a private west facing patio area.

The block also has communal gardens to the rear and this flat has a reserved parking space on Hodford road. The flat as big as many houses in the area, yet in an extremely quiet and central location, where the price for an equivalent house would be significantly more.

Viewing is very strongly recommended.



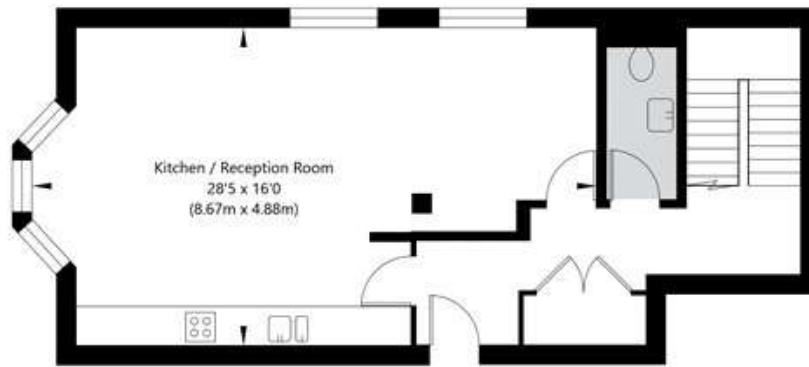
Leasehold 250 years from and including 16th June 2020

Service Charge:

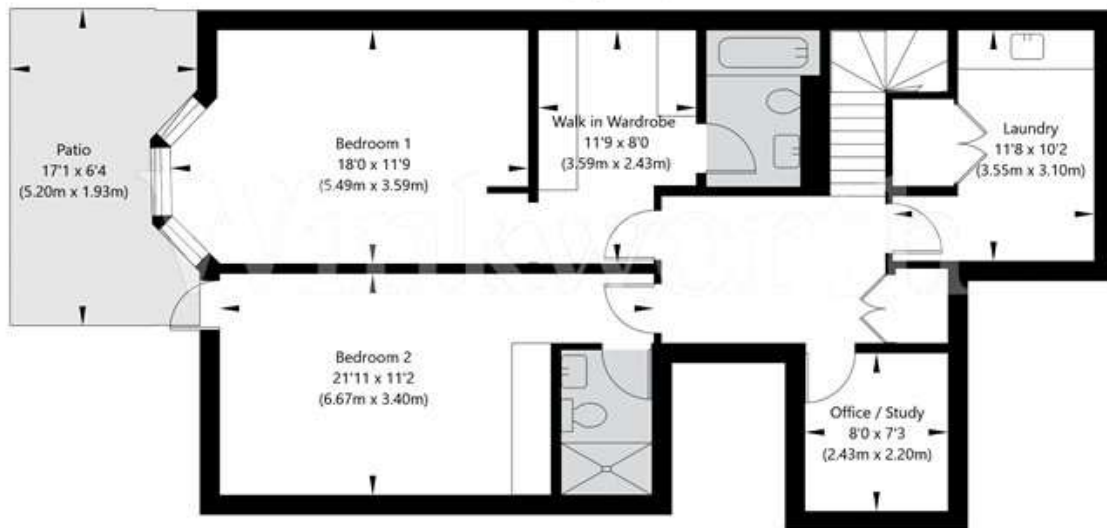
Ground Rent:



Hodford Road, London NW11 8EG



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 52.84 SQ M / 569 SQ FT



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 84.31 SQ M / 908 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 137.15 SQ M / 1477 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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