



**HODFORD ROAD, NW11**  
**£500,000 LEASEHOLD**

## **AN ATTRACTIVE, CONTEMPORARY APARTMENT IN THE HEART OF GOLDERS GREEN**

**1 BEDROOM/ AMAZING CENTRAL LOCATION/ MODERN DESIGN/ VAULTED  
CEILING/ COMMUNAL GARDENS/ PERFECT FOR INVESTMENT FOR FIRST TIME  
BUYERS/ EPC RATING: B/ COUNCIL TAX BAND: BARNET - D**



## DESCRIPTION:

We are delighted to offer this exceptional 1<sup>st</sup> floor apartment located in this contemporary purpose built block that was developed in 2018. The apartment which is located on the 2<sup>st</sup> floor (top) of the section to the side of the main entrance adjacent to the communal garden. The creative design of this section means that the flat shares its entrance with just one other apartment.

Internally the flat has a very bright and airy feel with power operating skylight windows to the principal room and double aspect windows to the bedroom. As 676 sq. ft (62.8 sqm) the apartment has a spacious feel to it with a good level of storage and some loft space.

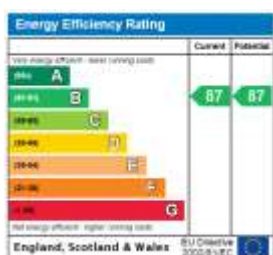
This a delightful modern flat in the most convenient of locations, situated on Hodford Road close to the junction with Golders Green Road, The bus & tube station are barely 200 metres away as are local restaurants and coffee shops. This is a fine example of city living at its best, yet also having the benefits of Golders Green wonderful access to parks and open spaces. Extremely versatile, this is an ideal flat for investors, first time buyers and even those looking for a well local pied a terre.

Viewing is highly recommended.

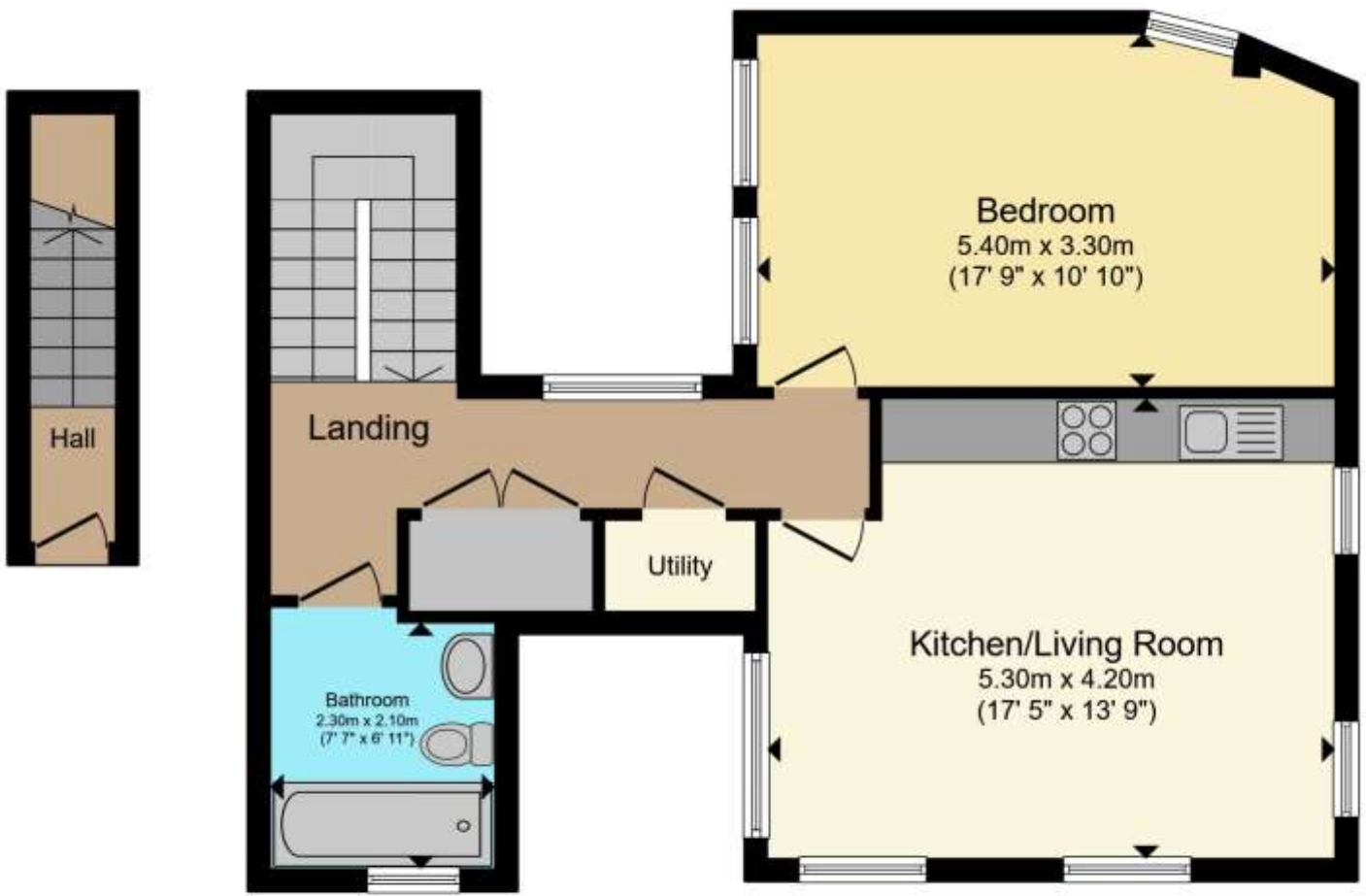
Lease is 250 years from 1st January 2018

Ground Rent – £250 per annum

Service Charge - £2101.18 (01/01/2025 - 31/12/2025)







**Ground Floor**

**First Floor**

Total floor area 62.8 sq.m. (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)