



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 OR FOR FIRST TIME
BUYERS/ EPC RATING: B/ COUNCIL TAX BAND: D**



DESCRIPTION:

We are delighted to offer this exceptional 1st floor apartment located in this contemporary purpose built block that was developed in 2018. The apartment is located on the 1st floor (top) of the section to the side of the main entrance adjacent to the communal garden. The design of this section determined 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. At 550 sq.ft (51.12 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. Surely is an ideal flat for Investors, first time buyers and even those looking for a well located pied a terre.

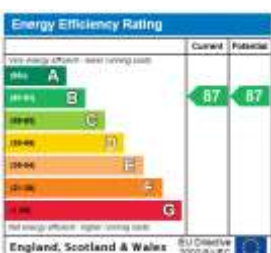
Viewing is highly recommended.

Lease is 250 years from and including 1 January 2018.

01.01.24 – Ground Rent from 01.01.24 – 31.12.24 £250.00

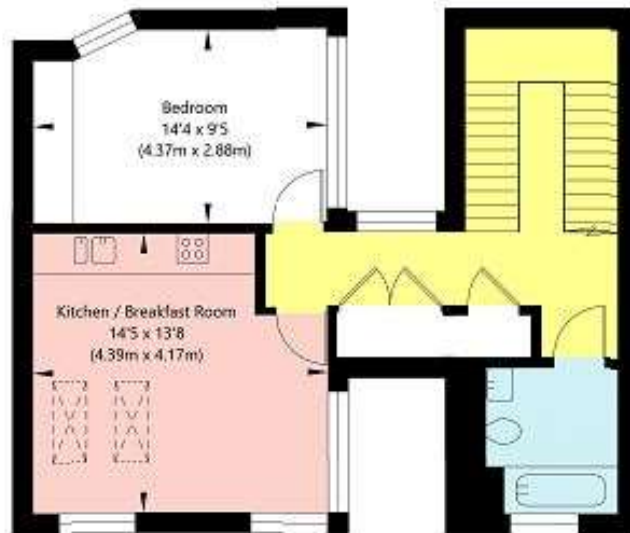
01.01.24 – Service Charge from 01.01.24 – 31.12.24 £1,600.96

Total £1,850.96

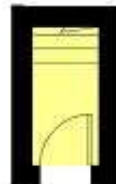




Hodford Road, London NW11 8EG



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 51.12 SQ M / 550 SQ FT



Ground Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 2.04 SQ M / 22 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 53.16 SQ M / 572 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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