



RODBOROUGH ROAD, NW11  
**£1,275,000 FREEHOLD**

## A 4 BEDROOM SEMI-DETACHED FAMILY HOME IN THE CENTRE OF GOLDERS GREEN

4 Bedrooms/ 3 Reception Rooms/ Off Street Parking/  
100' Rear Garden/ Great Potential/ EPC Rating: E/  
Council Tax Band: G



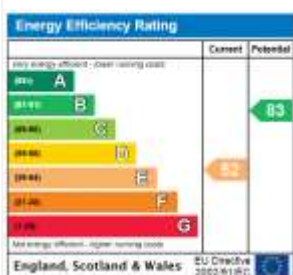
## DESCRIPTION:

Located right in the heart of Golders Green we are delighted to offer this 4 bedroom semi-detached house suitable either as one family home or potentially as flats, subject to obtaining planning permission.

Rodborough Road is situated off Finchley Road (opposite Sainsburys) and is also accessed via the roundabout on Hodford Road.

The house is approximately 1700 sq' and has not been extended, so there is great scope for further enlargement. In addition to the 2 formal reception rooms there is a breakfast room and a kitchen on the ground floor. On the 1<sup>st</sup> floor there are 4 bedrooms, a family shower room and separate WC. To the rear of the house is a long garden (approx 100') and to the front is hard standing for 2 cars.

The house which was probably built in the early 1920's, has high ceilings, feature fireplace and very spacious room proportions. There is excellent potential and we know there will be a very high level of interest.







4 Bedroom semi detached, Rodborough Road, London, NW11 8RY



APPROXIMATE GROSS INTERNAL FLOOR AREA 160.87 SQ M / 1731 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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