

HODFORD ROAD, NW11

£1,600,000 FREEHOLD

**A SUBSTANTIAL FAMILY HOUSE, LOCATED
CLOSE TO CENTRAL GOLDERS GREEN, WITH
PLANNING PERMISSION TO CREATE 3400 SQ'
OF LIVING SPACE OVER 3 FLOORS**

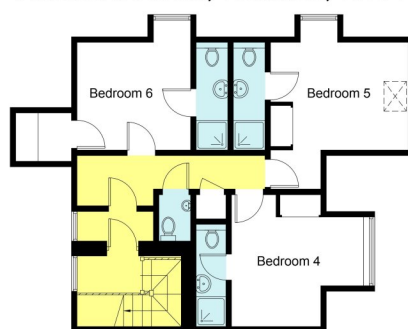
CURRENTLY ARRANGED AS 3 FLATS / CLOSE TO SHOPS & STATION/
OFF STREET PARKING/ LARGE GARDEN/ EPC RATING: C/D/ COUNCIL TAX
BAND: C/D

DESCRIPTION:

A very substantial halls adjoining semi-detached house with planning to create a fabulous home comprising 6 bedrooms, 5 bathrooms and huge ground floor entertaining space. Currently arranged as 3 flats, we are seeking a buyer keen to undertake a fabulous project that will enable them to own a magnificent home once the work is completed.

The floorplan represents the achieved planning permission and is not a representation of the property as it currently exists.

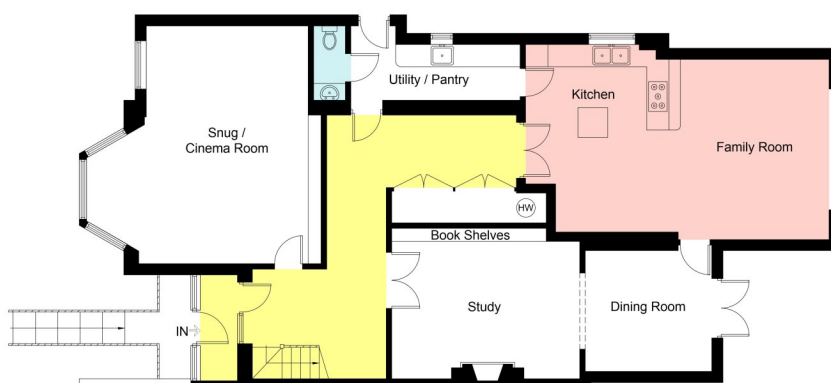
Hodford Road, London, NW11



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 60.0 SQ M / 645 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 103.0 SQ M / 1108 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 153.0 SQ M / 1646 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 316.0 SQ M / 3399 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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