



HODFORD ROAD, NW11
£1,600,000 FREEHOLD

**A SUBSTANTIAL FAMILY HOUSE, LOCATED
CLOSE TO CENTRAL GOLDERS GREEN, WITH
PLANNING PERMISSION TO CREATE 3400 SQ'**

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

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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.

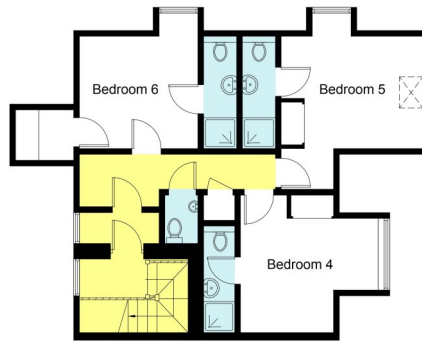
AT A GLANCE

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

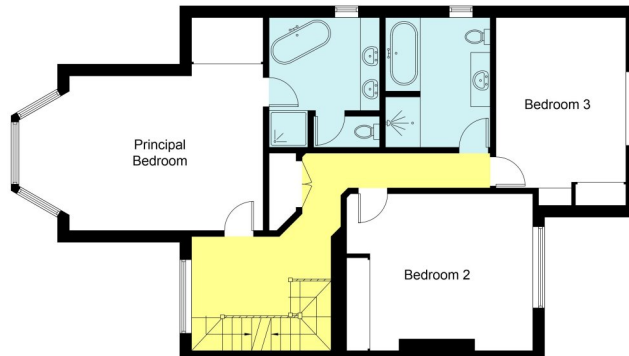




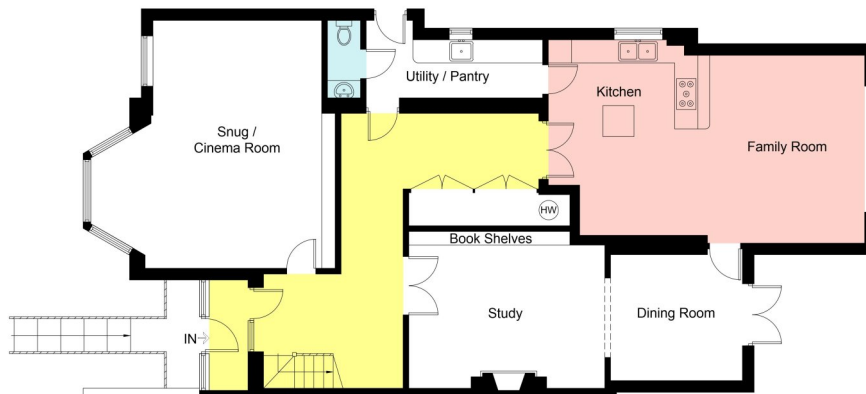
Hodford Road, London, NW11



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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