



Pearl & Chance

Hodford Road, London, NW11

£1,550,000

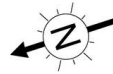
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A rare and exciting opportunity to transform a five bedroom semi-detached house, currently divided into two flats, into the ultimate bespoke family home. Located in a prime and highly sought-after area, the property offers immense potential for buyers with a vision to renovate and put their personal stamp on it. Featuring five generously sized double bedrooms, two bathrooms (including one en suite shower room), and two spacious reception rooms, the house provides a flexible layout ready to be redesigned for modern family living. Situated near Golders Green Station, Golders Hill Park, Hampstead Heath Extension and Hampstead, the location is ideal with excellent transport links and access to beautiful green spaces. The property also benefits from off-street parking, with local shops and amenities nearby. For those looking to take on a creative renovation project, this house represents a unique chance to craft a truly special family home on one of Golders Green's most desirable roads.


- Five Bedrooms
- Two Reception Rooms
- Prime Location
- Huge Potential
- Off Street Parking







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROSS INTERNAL AREA (GIA)
The footprint of the property
201.3 sq m / 2166 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
7.8 sq m / 84 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
174.5 sq m / 1878 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.