



**Finchley Road, Golders Green, NW11**  
London

**£2,225,000**  
**Freehold**





A rare freehold opportunity on one of north London's most sought-after addresses — a handsome 1930s bay-fronted semi-detached house of exceptional proportions, set back from Finchley Road behind a sweeping private driveway, offering over 3,150 sq ft across three floors.

Currently configured as two self-contained duplex apartments (sold under separate leases with share of freehold), the property suits a multi-generational family seeking flexible accommodation, while retaining the option to restore to a single magnificent family residence.

#### Garden Apartment

The ground floor features a dining/reception room, large entrance hallway with guest w/c, and a south-west facing reception room with feature fireplace and direct garden access. A separate fitted kitchen (18'4" x 9'6") and an exceptional principal bedroom suite (25'8" x 12') with en-suite, fitted wardrobes and garden views complete the floor. Above, on the first floor, a second bedroom suite (20'10" x 13'1") with its own en-suite offers excellent privacy.

#### The Penthouse

Accessed via its own ground-floor entrance, the penthouse spans the upper two floors. The first floor provides two large double bedrooms — including a south-west facing principal suite (17'6" x 16'7") with en-suite — plus a further double (16'8" x 9'7") and shared shower room. A turning staircase leads to a spectacular living and dining room (17'9" x 17'9") beneath an 11-foot pitched ceiling, a bright kitchen with integrated appliances and skylight, and over 100 sq ft of eaves storage. Potential exists for a private roof terrace, subject to planning.







The mature private rear garden measures approximately 64' x 34' — a genuine luxury at this scale. A sweeping front driveway (57'2") provides off-street parking for three vehicles.

Location Golders Green Underground (Northern line) is a short stroll away, with easy access to the North Circular and M1. The area is exceptionally well served by schools, including Henrietta Barnett, North London Collegiate and King Alfred. Golders Green high street offers Waitrose, diverse restaurants and independent shops, while Hampstead Heath and Golders Hill Park are close by.

\*Note: Garden Apartment & Penthouse Apartment currently fall under separate Council Tax Bands.

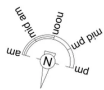
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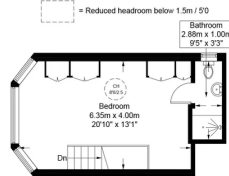
## Finchley Road, NW11

Approximate Gross Internal Area = 1665 sq ft / 154.7 sq m  
(Including Restricted Height)

Restricted Height = 7 sq ft / 0.7 sq m



Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

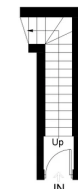


## Finchley Road NW11 7PE

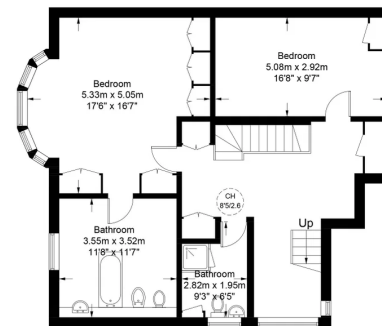
Approximate Gross Internal Area = 1605 sq ft / 149.1 sq m  
(Including Eaves Storage)

Approximate Gross Internal Area = 1485 sq ft / 138.0 sq m  
(Excluding Eaves Storage)

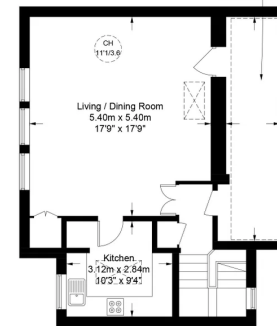
Restricted Height = 104 sq ft / 9.7 sq m



Ground Floor



First Floor



Second Floor



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## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



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