



NO PHOTO

Fixed price £8,000,000
Goodyears Gardsens Hendon London, NW4 2HD



7

Bedrooms



7

Bathrooms

34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055



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**HUGE AMBASSADORIAL STUNNING 7 BEDROOM 7 BATHROOM
DETACHED GATED RESIDENCE OF 11520 SQ FT/1070 SQ MT OVER 4
FLOORS WITH LIFT IN PRIME AND MUCH SOUGHT AFTER CUL DE SAC
OFF BRENT GREEN AND ONLY MINUTUES TO HENDON CENTRAL
STATION**

GOODYEARS GARDENS, HENDON, NW4 2HD

VIEWING BY APPOINTMENT ONLY!

A truly stunning gated detached house with a garden and spa gym and swimming pool facilities, located in a cul-de-sac of Hendons premier address

Extending to approximately 11,520 sq ft/1,070 sqm, this new build, prime residence offers luxury living which has been decorated and maintained to the highest standard.

On the ground floor the spacious impressive triple height entrance hall provides access to each of the reception rooms and the spacious separate kitchen/breakfast room with fitted appliances, study, guest w/c, dining, living room that in turn leads to the mature garden, with patio area and BBQ kitchen

On the first floor is the principal bedroom suite with His and Hers en suite bathroom, large dressing room and a steam room.

There are 6 further bedroom suites across the first and second floors.

The lower level includes an impressive indoor swimming pool, gym, spa with private changing rooms, sauna and steam room. There is also a utility room with Pesach kitchen, wine cellar, playroom/media room, and self contained staff accommodation.

The property includes custom designed cabinetry, a passenger lift and laundry chute running throughout the house as well as an alarm system with CCTV.

To the front of the property there is a double garage, off-street parking for 3/4 cars which benefits from a heated driveway

ACCOMODATION & KEY FEATURES

7 bedrooms
7 bathrooms
4 reception rooms
Study
Playroom
Office

Gym
Kitchen
Swimming pool
Wine cellar
Sauna
Steam room
Utility room
Plant room
Double garage
Separate staff accommodation

PRICE £8,000,000

EPC BAND C

COUNCIL TAX BAND H



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Goodyears Gardens, NW4

Approximate Gross Internal Area = 1070.2 sq m / 11520 sq ft

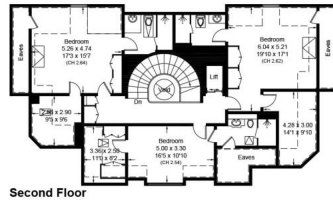
External Stores = 29.7 sq m / 320 sq ft

Total = 1099.9 sq m / 11840 sq ft

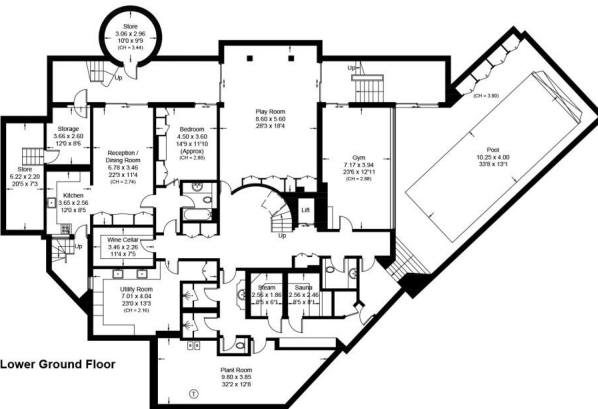
(Including Double Garage / Pool / Eaves & Excluding Voids / External Area)



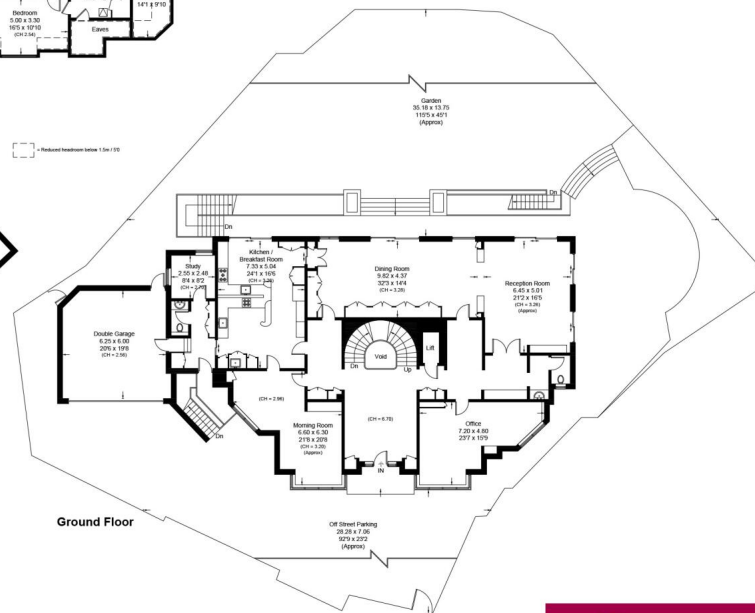
First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1158130)



Energy performance certificate (EPC)

12 Goodyers Gardens LONDON NW4 2HD	Energy rating C	Valid until: 22 January 2035
		Certificate number: 2403-3045-7209-3795-9204

Property type	Detached house
Total floor area	1,062 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, as built, insulated (assumed)	Very good
Roof	Pitched, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 111 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling has a swimming pool
The energy assessment for the dwelling does not include energy used to heat the swimming pool.

How this affects your energy bills

An average household would need to spend **£5,561 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 62,932 kWh per year for heating
 - 2,903 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 21.0 tonnes of CO2

This property's potential production 20.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£434

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Besmir Sheqeri
Telephone	07723046439
Email	info@orderepctallbrothers.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027925
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 January 2025
Date of certificate	23 January 2025
Type of assessment	RdSAP