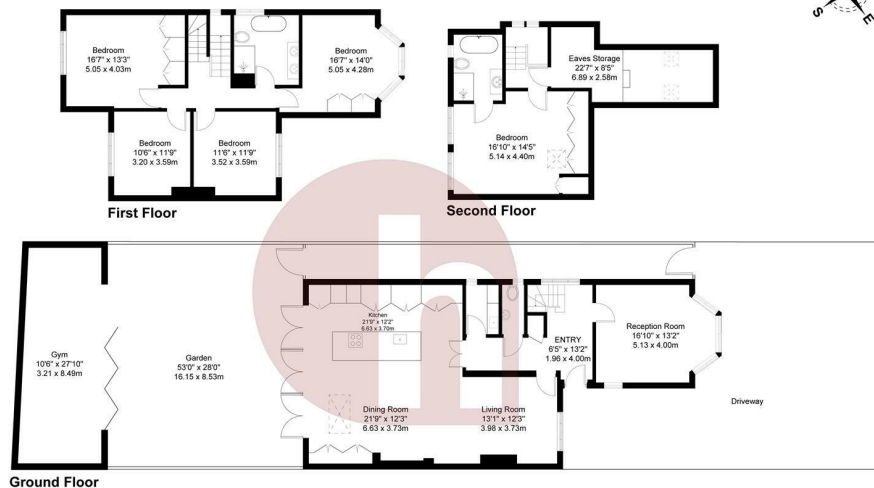




hausman
& holmes

Hodford Road, NW11

Asking Price £2,500,000



Hodford Road, NW11
 Total Gross Internal Area = 216.6 m² / 2,331 ft²
 Eaves Storage Area = 15.5 m² / 167 ft²
 Gym Area = 29.7 m² / 320 ft²
 Total Area = 261.8 m² / 2,818 ft²

All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



- Exceptional five bedroom semi detached house
- Presented in immaculate turnkey condition
- Spectacular open plan kitchen, dining and family living space
- Extending to over 2,300 sq. ft.
- Off street parking & beautiful rear garden
- Fully equipped garden gym



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 London NW11
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.