



HODFORD ROAD
LONDON, NW11

GRANT J BATES
— PROPERTY —



Family home reimaged: five beds, fitness suite, wine room, 36-foot reception

GJB

Hodford Road, London, NW11

Freehold

- Exceptional Semi-Detached Home
- 2,921 Sq Ft Across Three Floors
- Open-Plan Entertaining Space
- Purpose-Built Home Gym
- Five Bedrooms
- 18'10 x 14'6 Principal Suite
- Landscaped Garden
- 53'6 Driveway
- Underfloor Heating
- Walking distance to Finchley Road

Description

This substantial five-bedroom semi-detached family home on Hodford Road presents nearly 3,000 sq ft of immaculately executed living space, the result of a comprehensive nine-month refurbishment completed to an exceptional standard. The project began in December 2021 with an investment of £700,000, bringing together the expertise of All in One Contractor's Ltd, Ross Lukani Architects from Homes Design, Novick Kotkis Interior Designers, Letta London for bathrooms, and New Line for kitchen and carpentry.. The result is a home of real distinction—calm, sophisticated, and meticulously considered.

The ground floor unfolds with impressive scale and clarity. The 36-foot open-plan kitchen and family room forms the heart of the home, anchored by a bespoke New Line kitchen featuring pale oak cabinetry, Carrara marble worktops, and a full suite of Smeg Symphony appliances including a 90cm dual-fuel range cooker. Integrated Siemens and Liebherr

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appliances sit alongside a Quooker boiling water tap, while underfloor heating and engineered oak flooring extend throughout. A separate utility room provides additional storage and a second Miele washing machine. To the front, a light-filled reception room opens to the garden through bi-fold doors, complemented by a playroom, WC, and a purpose-built home gym with mirrored wall and bespoke cabinetry. Tucked beneath the stairs, a temperature-controlled wine room adds a layer of quiet luxury.

The first floor delivers four generously proportioned bedrooms. The principal suite, set to the rear, features fitted wardrobes and a contemporary en-suite bathroom with walk-in shower and heated towel rail. Three further double bedrooms are served by a family bathroom finished with a freestanding bath, separate shower, and underfloor heating. The second floor provides a versatile fifth bedroom with fitted storage, ideal for guests or home working, alongside a modern shower room.

Outside, the landscaped south-facing garden extends to approximately 45 feet. A paved terrace with outdoor kitchen and dining space leads to a lawn bordered by mature planting, offering a rare combination of scale, privacy, and afternoon sun. To the front, a private driveway provides off-street parking for multiple vehicles, a significant practical asset in this location.









Hodford Road is a sought-after street tucked away between Childs Hill and Golders Green, benefiting from outstanding transport links—Golders Green Underground (Northern Line) is moments away, with Hampstead and Finchley Road stations nearby. The surrounding area offers independent shops, restaurants, and cafes along Golders Green Road, while Hampstead Heath, Golders Hill Park, and excellent schools including Wessex Gardens and Brookland Infant & Junior Schools are all within easy reach. The property is held under a share of freehold arrangement and falls within Council Tax Band G.

Additional Information

Local Authority: Barnet

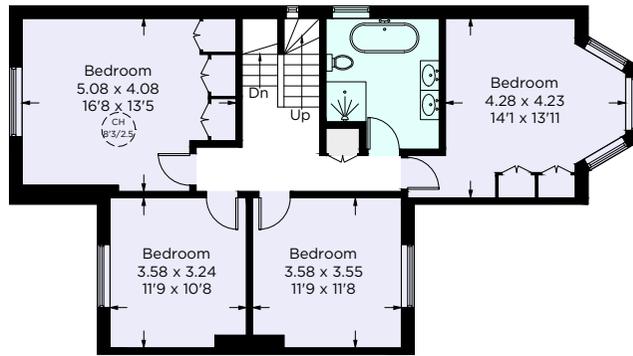
Council Tax Band: G

EPC Rating: D

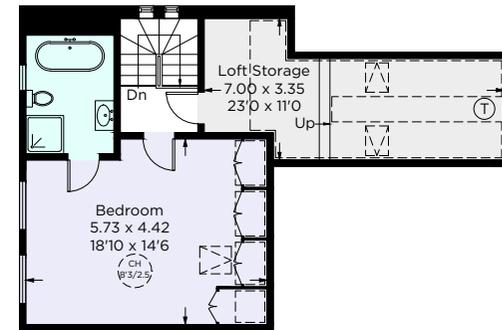


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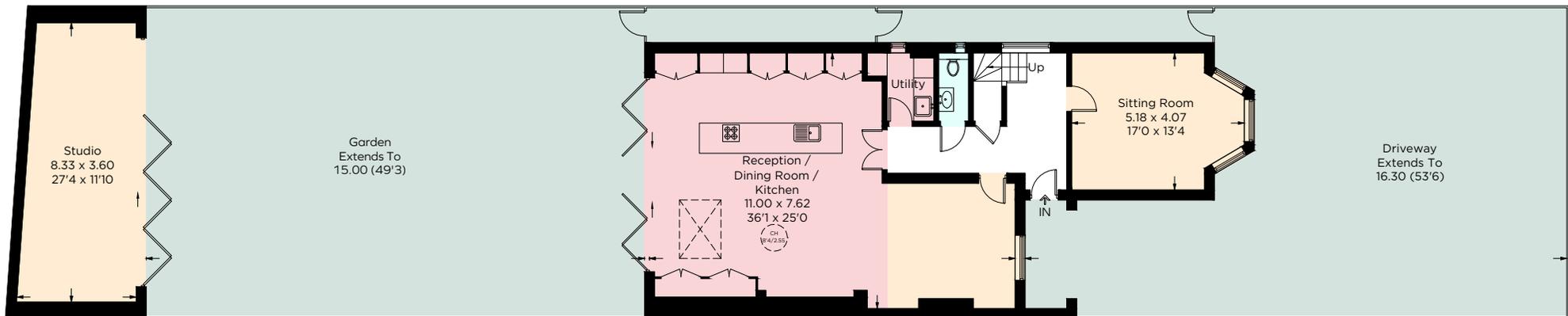


First Floor



Second Floor

 = Ceiling Height  = Reduced headroom below 1.5m / 5'0



Ground Floor

Hodford Road

Approximate Gross Internal Area = 245.2 sq m / 2639 sq ft, Studio = 28.7 sq m / 309 sq ft, Total = 273.9 sq m / 2948 sq ft

Approximate Gross External Area = 271.4 sq m / 2921 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.