



# Woodstock Road, Golders Green, NW11

Guide Price: £2,000,000

Benham  
& Reeves

# Woodstock Road, Golders Green, NW11

 6 Bedroom (s)  2 Bathroom (s)  Freehold

A wonderful opportunity to purchase a prestigious six double-bedroom semi-detached family house comprising 2,847 sqft / 264.3 sqm (inc. restricted height of 71sqft/6.5sqm) over three floors with an abundance of natural light throughout.

This superb property further benefits from an array of charming period features throughout including high ceilings, a stunning wood-panelled reception room with bay-window and a beautiful formal dining room (both rooms with parquet flooring) leading to a delightful private rear patio and walled garden. Furthermore, there is rare off-street parking, a welcoming entrance hall, spacious kitchen/diner, two bathrooms and guest WC. In addition, there is a great opportunity to develop the basement and extend the property into the loft (STPP) together with the potential of permitted development at the rear of the property.

Located in a great position, this most desirable house is in close proximity to the excellent range of shops and restaurants on Golders Green Road together with Golders Green Underground station (Northern Line), National Express bus hub and a comprehensive range of bus routes. An early inspection is highly recommended.





## Property Features:

- 6 Double Bedrooms
- 2 Magnificent Reception Rooms
- Spacious Kitchen/Diner
- 2 Bathrooms
- Guest WC
- Private Rear Patio and Walled Garden
- Front Garden
- Off-Street Parking with potential to increase to 2-3 cars
- Many Period Features including high ceilings
- Potential to develop the basement and extend the property into the loft (STPP) and to extend the rear by way of potential permitted development.



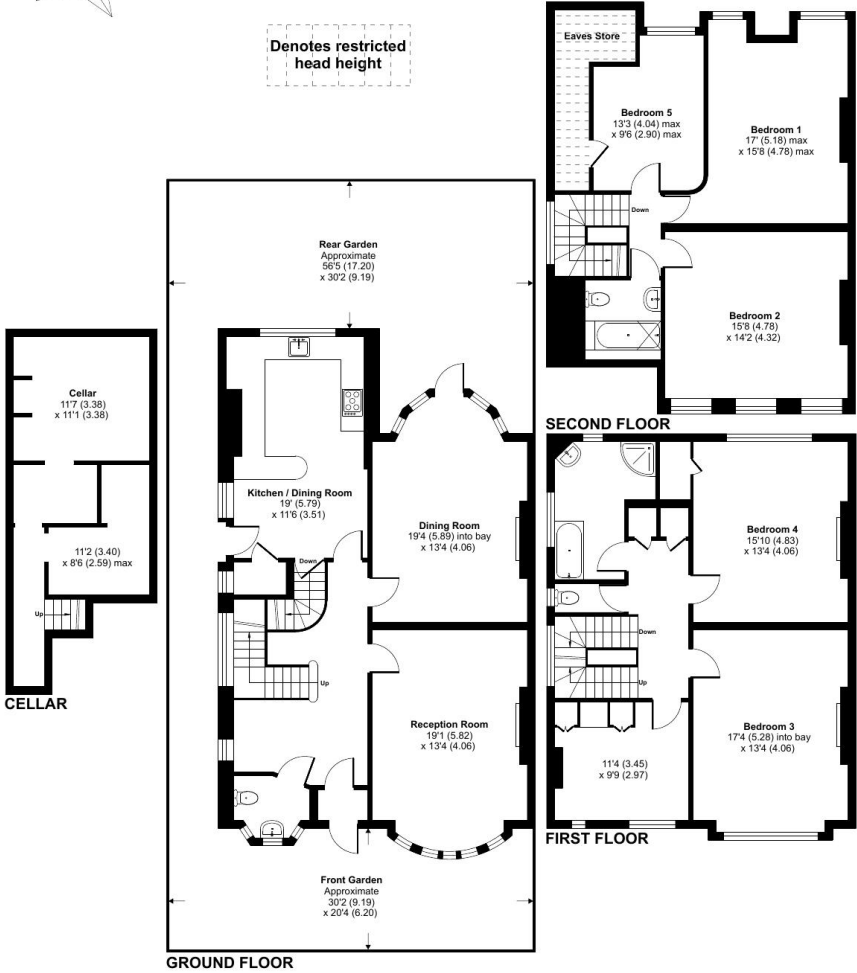
## Woodstock Road, Golders Green, NW11

Approximate Area = 2776 sq ft / 257.8 sq m  
 Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Total = 2847 sq ft / 264.3 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Freehold

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240110

T: 020 7435 9681

E: [hampstead.sales@benhams.com](mailto:hampstead.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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