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ROTHERWICK ROAD NW11





FREEHOLD. JOINT AGENT.

£2,950,000

RECEPTION ROOM: FAMILY/DINING ROOM: KITCHEN/BREAKFAST

ROOM: OFFICE/BEDROOM: TV DRAWING ROOM: UTILITY ROOM:

GUEST WC: PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND

EN SUITE: 6 FURTHER BEDROOMS (3 WITH EN SUITE): FAMILY

BATHROOM: REAR LANDSCAPED SOUTH EAST FACING GARDEN:

OFF-STREET PARKING: COUNCIL TAX BAND G: EPC RATING





Located in this extremely desirable road and within a moments' walk from Golders Green underground station (Northern Line), is this stunning 7-bedroom, 5 bathroom detached family home.

Arranged over 3 floors and offered in good condition, this unique property offers over 3,800 sqft (356 sqm) of well-proportioned accommodation with a magnificent lower ground floor.

Internally, the ground floor boasts a generous entrance hallway, a living room with French doors leading out onto a southeast facing rear garden, a dining room, a kitchen breakfast room, a large utility room and a guest W.C.





On the first floor there is a large principal suite with a lavish dressing room and a substantial en suite bath and shower room. Three further bedrooms occupy this floor, all with fitted wardrobes and an additional family bathroom. There is also access to a vast, fully carpeted & heated loft space.

The lower ground floor features of a large T.V family/drawing room, 3 bedrooms all with en suites, a utility kitchen and an office.

Further benefits include use of the land to the rear of the garden owned by the waterboard which cannot be built on, off street parking and within a 5 minute walk to the Heath Extension.











\* This is waterboard land, this is not owned by the property.



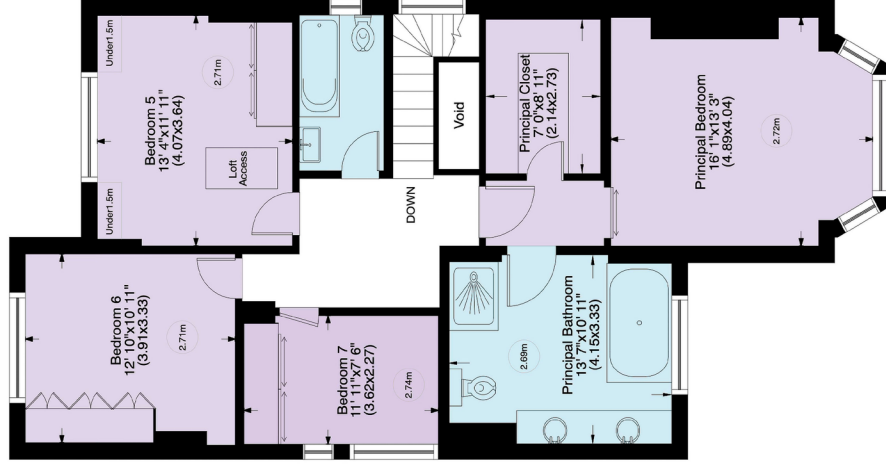
# Rotherwick Road NW11

Gross internal area (approx.)

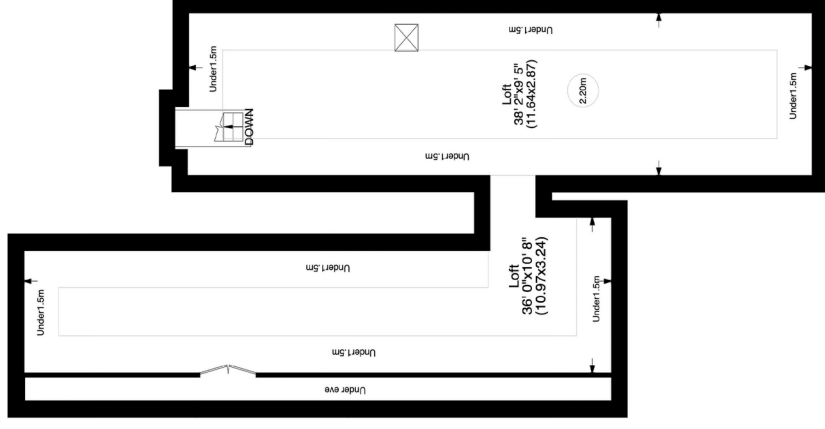
394 Sq m (4243 Sq ft) Including Loft & under 1.5m

329 Sq m (3539 Sq ft) Excluding Loft & under 1.5m

For identification only, Not to Scale



First Floor



Second Floor

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Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

#### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glenree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.



# Rotherwick Road NW11 ←

Gross internal area (approx.)

394 Sq m (4243 Sq ft) Including under 1.5m

356 Sq m (3831 Sq ft) Excluding under 1.5m

Acre 0.098 (approx.)

For identification only, Not to Scale

## Garden

Approximately  
51' 9" x 34' 6"  
(15.77 x 10.52)



Basement



**Drive**  
Approximately  
35' 0" x 25' 5"  
(10.66 x 7.74)

Ground Floor

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