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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 3,539 sqft (329 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.

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Gross internal area (approx.)

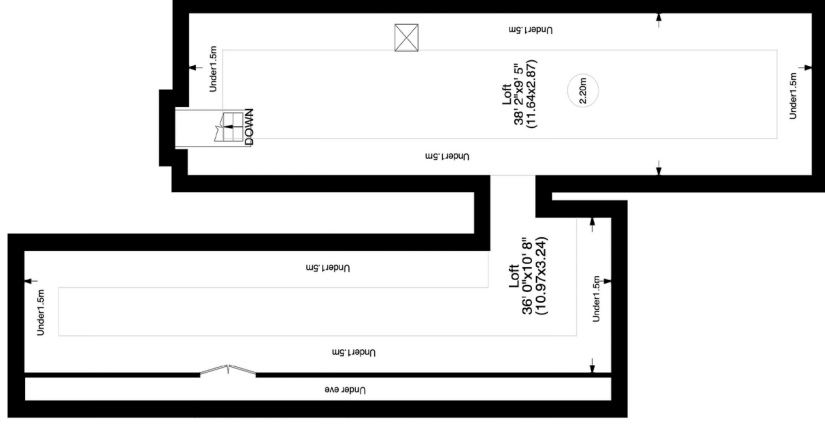
394 Sq m (4243 Sq ft) Including Loft & under 1.5m

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

For identification only, Not to Scale



First Floor



Second Floor

[www.WilliamSalisbury.Photography](http://www.WilliamSalisbury.Photography)

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).

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