



**BEAUCHAMP  
ESTATES**

# Goodyers Gardens

HENDON









## Interiors

On the ground floor the spacious impressive triple height entrance hall provides access to each of the reception rooms and the spacious separate kitchen/breakfast room with fitted appliances, study, guest w/c, dining, living room that in turn leads to the mature garden, with patio area and BBQ kitchen. On the first floor is the principal bedroom suite with His and Hers large ensuite bedroom and large dressing room. There are six further bedroom suites across the first and second floor. The lower level includes an impressive indoor swimming pool, gym, spa with private changing rooms, sauna and steam room. There is also a utility room with Pesach kitchen, wine cellar, playroom/media room, and self

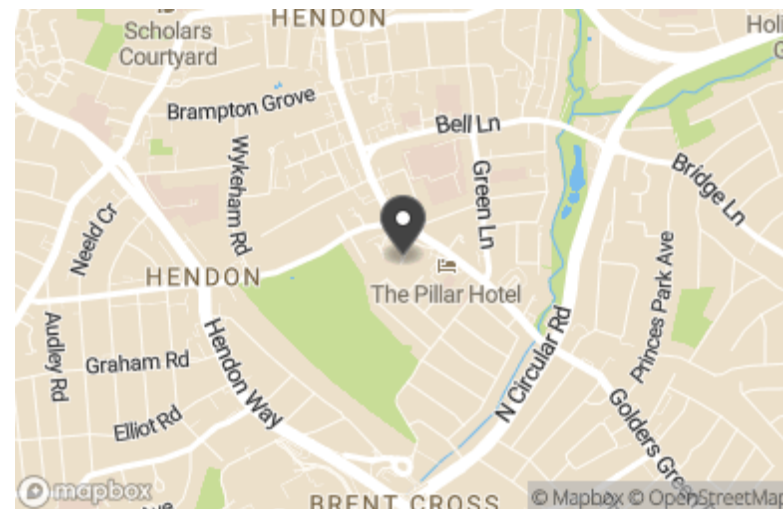


## Features

- Air Conditioning
- Lift
- Swimming Pool
- Underfloor Heating

## Location

The property is ideally situated within a short walk to the bustling Brent Street, offering a range of local shops, cafes, restaurants, and other essential amenities, ensuring everyday conveniences are within easy reach. Hendon Underground Station, located on the Northern Line, is also just a short walk away, providing fast and direct access to central London for commuters. Additionally, the property benefits from excellent road links, with both the M1 motorway and A41 main road easily accessible, allowing for convenient travel to surrounding areas and beyond. This prime location offers the perfect balance of urban connectivity and local charm, making it a great choice for those seeking



# Terms

Price: £5,750,000

Tenure: Freehold

Local Authority: Barnet

Council Tax: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(55-68)	<b>D</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	

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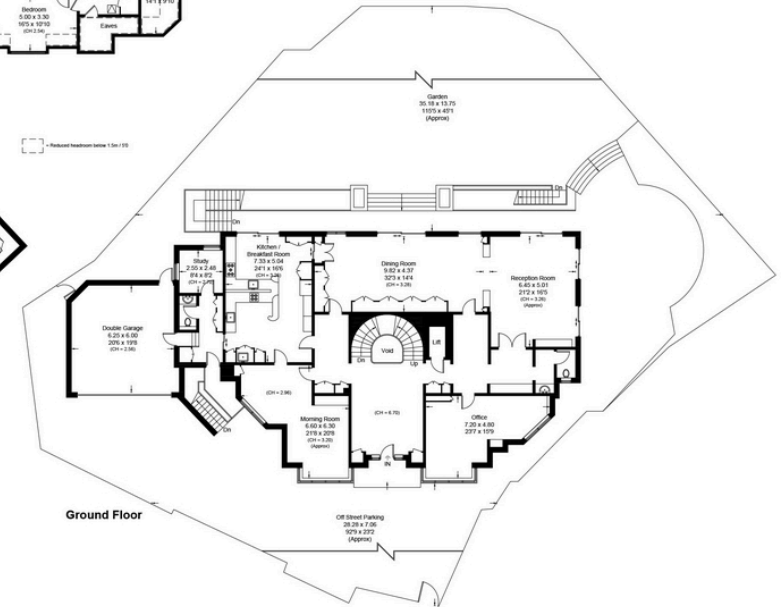
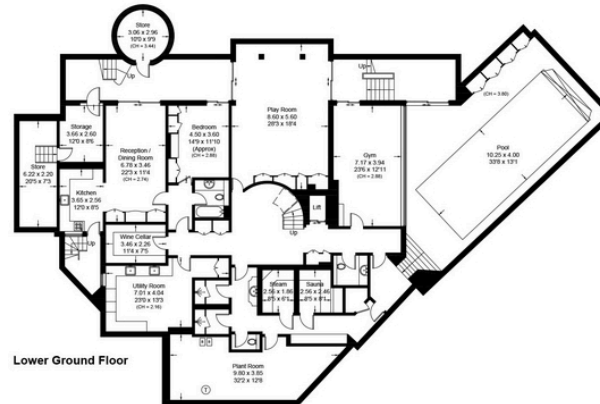
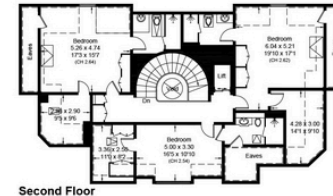
## Goodyers Gardens, NW4

Approximate Gross Internal Area = 1070.2 sq m / 11520 sq ft

External Stores = 29.7 sq m / 320 sq ft

Total = 1099.9 sq m / 11840 sq ft

(Including Double Garage / Pool / Eaves & Excluding Voids / External Area)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1158130)



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