



GOODYERS GARDENS

Hendon
London NW4



Watch Video Tour

8 Bedroom
EPC Rating: C

This one of a kind palatial detached family residence extending to some 11,000 sq ft, arranged across four impressive floors. The property has a very homely feel and is approached via a gated heated driveway providing parking for three to four vehicles, along with a double garage.





Upon entering, the dramatic triple-height entrance hallway with striking feature staircase immediately sets an impressive tone. Along with the 3 reception rooms is an office and separate study. The basement comes equipped with the full pool spa and gym experience for ultimate relaxation.







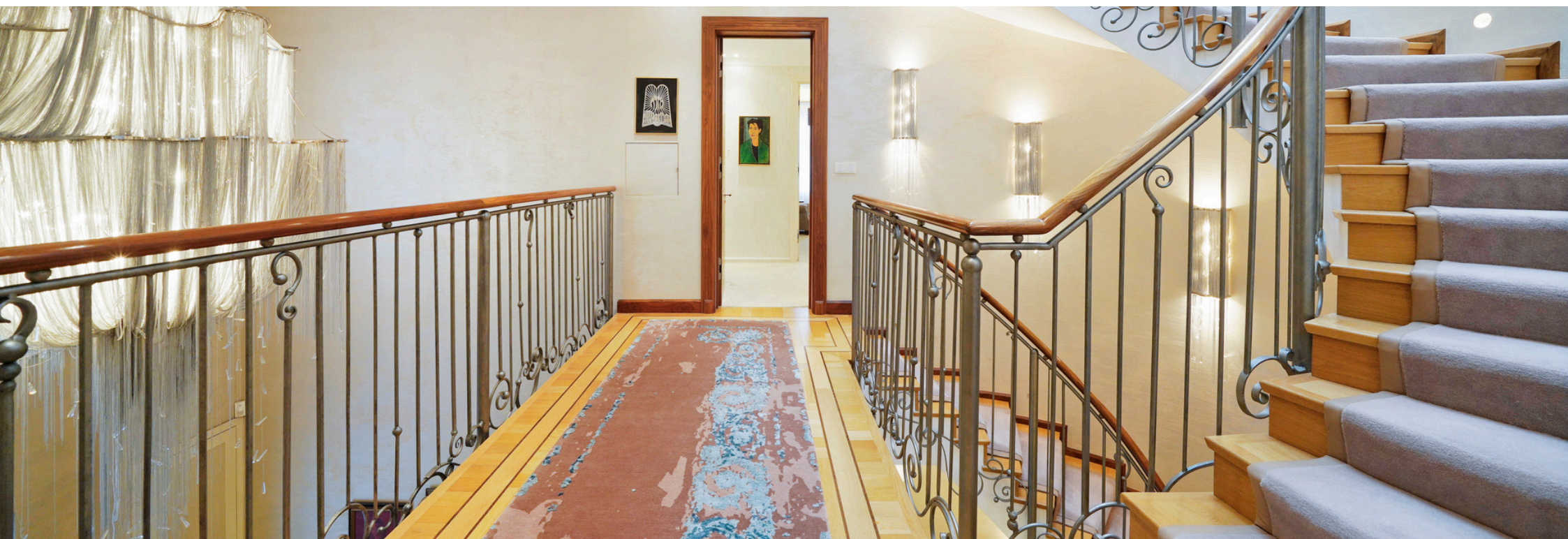
Living & Entertaining Space

The ground floor has been designed with both formal entertaining and relaxed family living in mind. A spacious living room and formal dining room overlook the mature rear garden, where a feature patio terrace provides an ideal setting for outdoor entertaining and dining. The garden offers privacy and tranquillity.



At the heart of the home is a high-specification kitchen and breakfast room, finished to an exceptional standard with premium appliances and bespoke cabinetry. A separate utility room incorporating a Pesach kitchen provides additional practicality and flexibility.

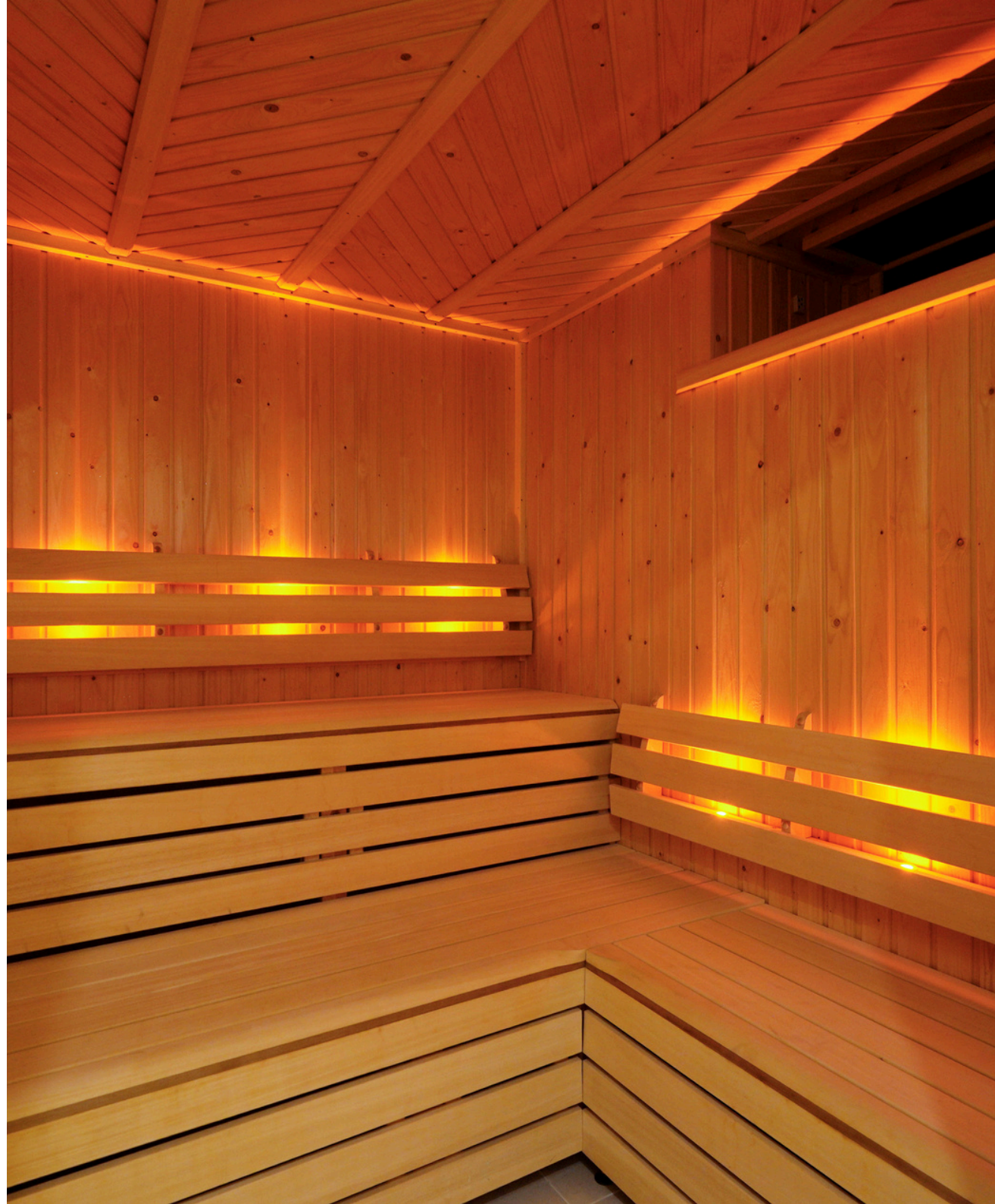






Leisure & Lifestyle

The basement level has been thoughtfully arranged to create a private wellness and entertainment retreat. It features an indoor swimming pool and spa area, complete with sauna and steam room, alongside a gym and private changing facilities. This level also includes a wine cellar and a spacious playroom or media room, offering versatile leisure space for the whole family.





Bedrooms & Accommodation

The principal suite provides a luxurious sanctuary, complete with a generous dressing room and an indulgent his-and-hers ensuite bathroom. Additional bedrooms are well-proportioned and benefit from substantial storage throughout. The property also includes self-contained staff accommodation, ideal for live-in assistance or guests.







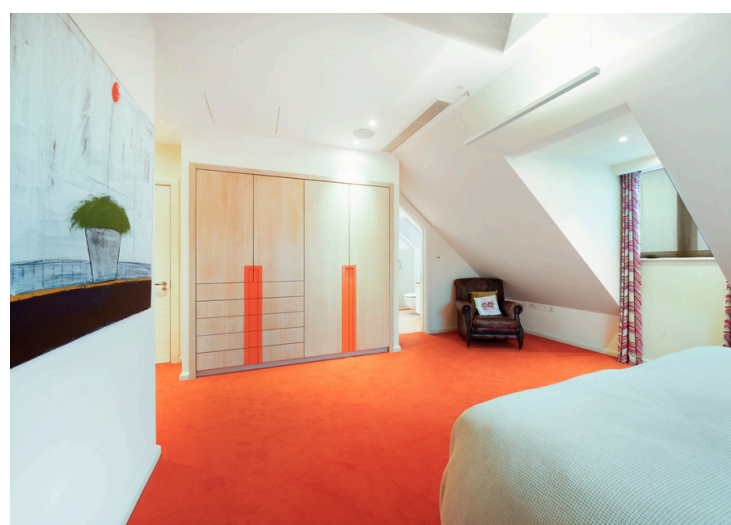
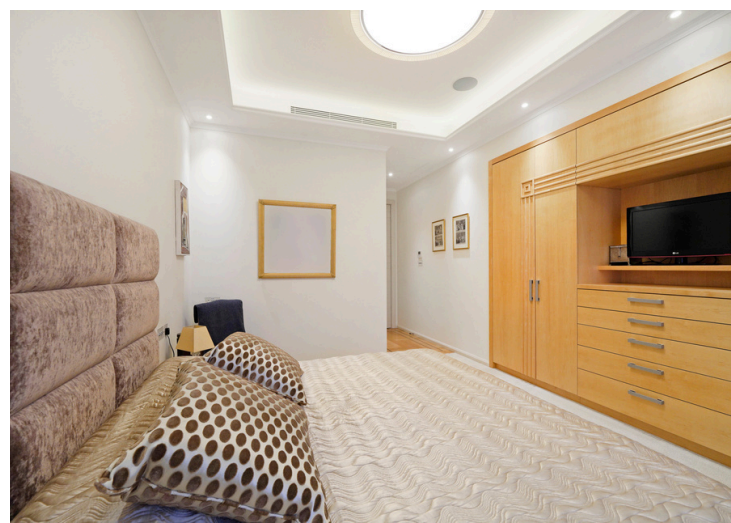


Location

Ideally positioned within a short walk of Brent Street, the property benefits from a vibrant selection of local shops, cafés, restaurants, and everyday amenities. Hendon Underground Station is also nearby, providing fast and direct access to Central London via the Northern Line. The location further enjoys excellent road links, with convenient access to the M1 motorway and the A41 road, ensuring seamless connectivity to surrounding areas and beyond.

This remarkable residence presents a rare opportunity to acquire a substantial and beautifully appointed family home in one of Hendon's most desirable locations, offering exceptional space, privacy, and lifestyle amenities.

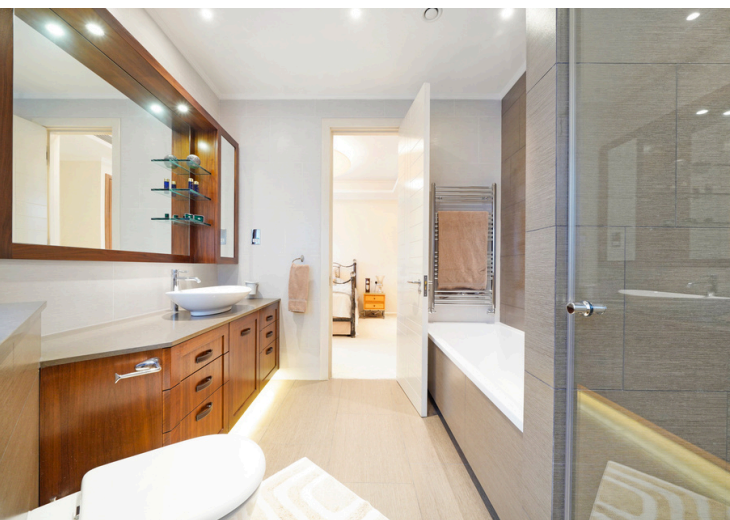
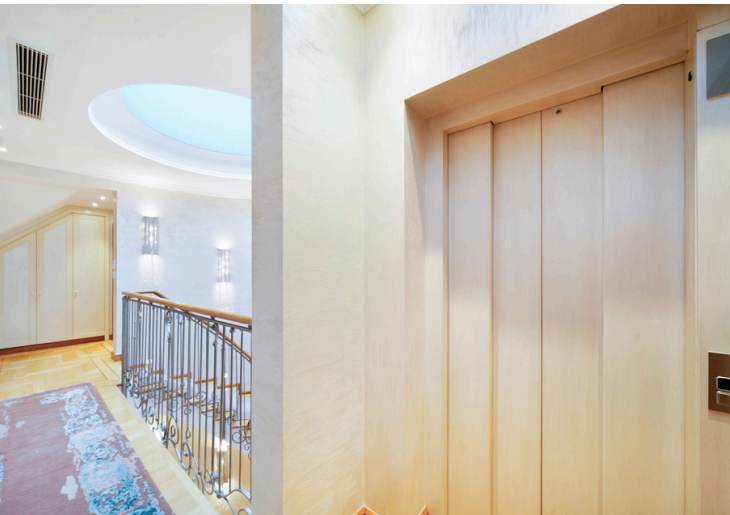






Specification & Technology

The home is finished to a superior specification and incorporates a comprehensive home automation system, air conditioning, underfloor heating, integrated speakers, and a full alarm and CCTV security system. Every detail has been carefully considered to combine comfort, security, and modern luxury. A passenger lift and integrated laundry chute service all floors, ensuring both elegance and everyday convenience.





Hendon

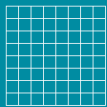
Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

Floorplan

Approximate gross internal area

1,019.8 sqm / 10,977 sqft



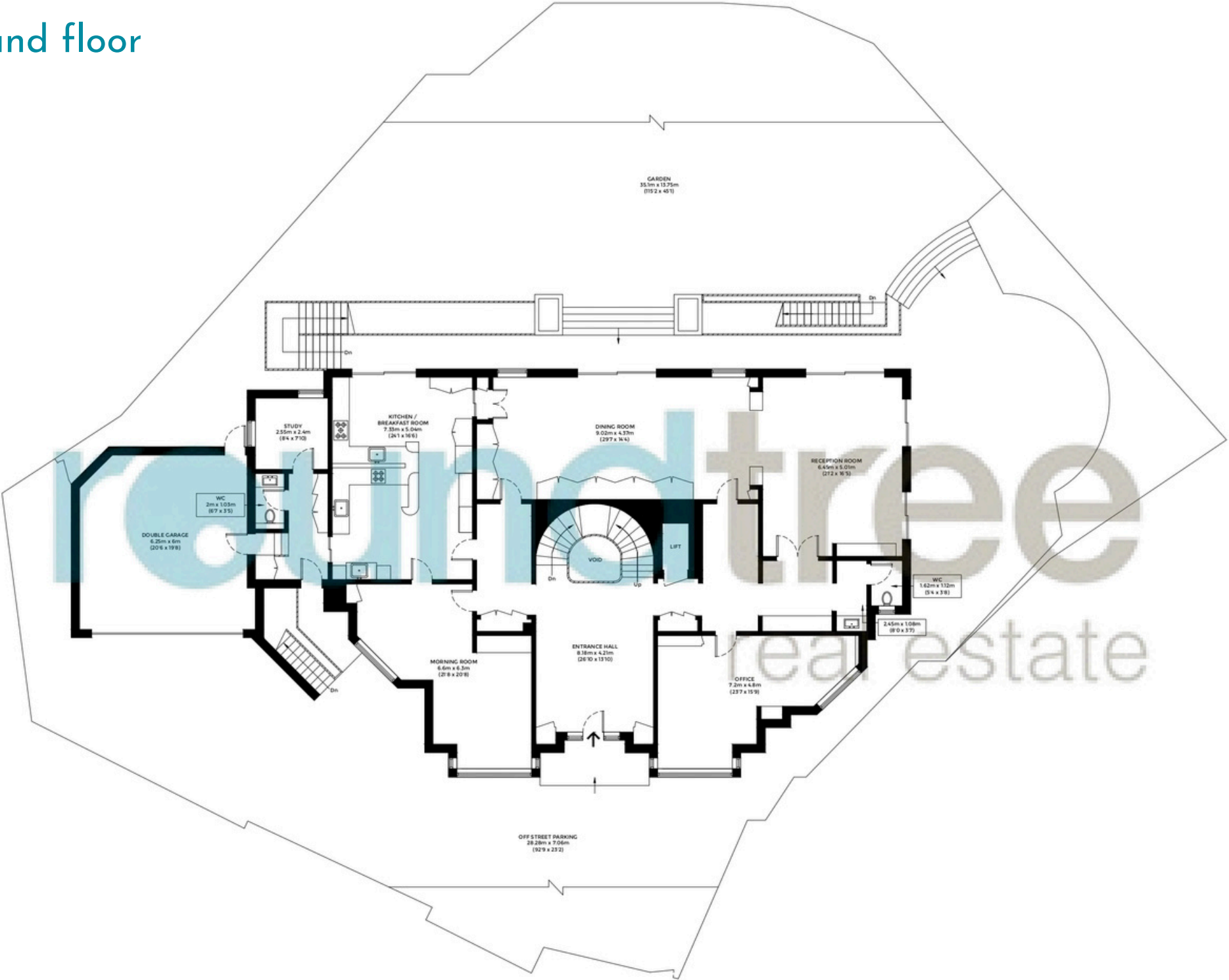
External structural features
29.7 sqm / 320 sqft

Restircted height (RHH) / Eaves
50.4 sqm / 547 sqft

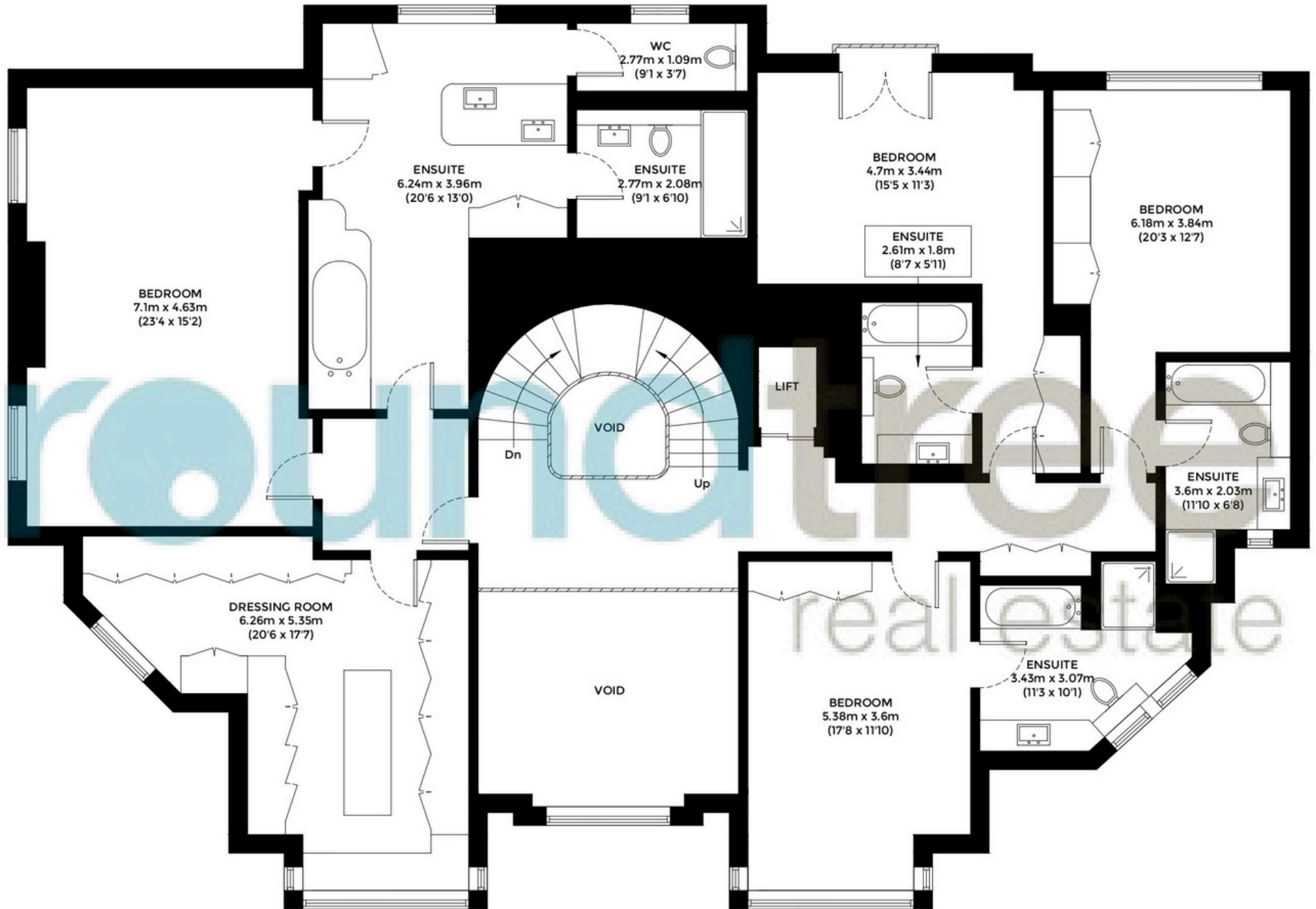


The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

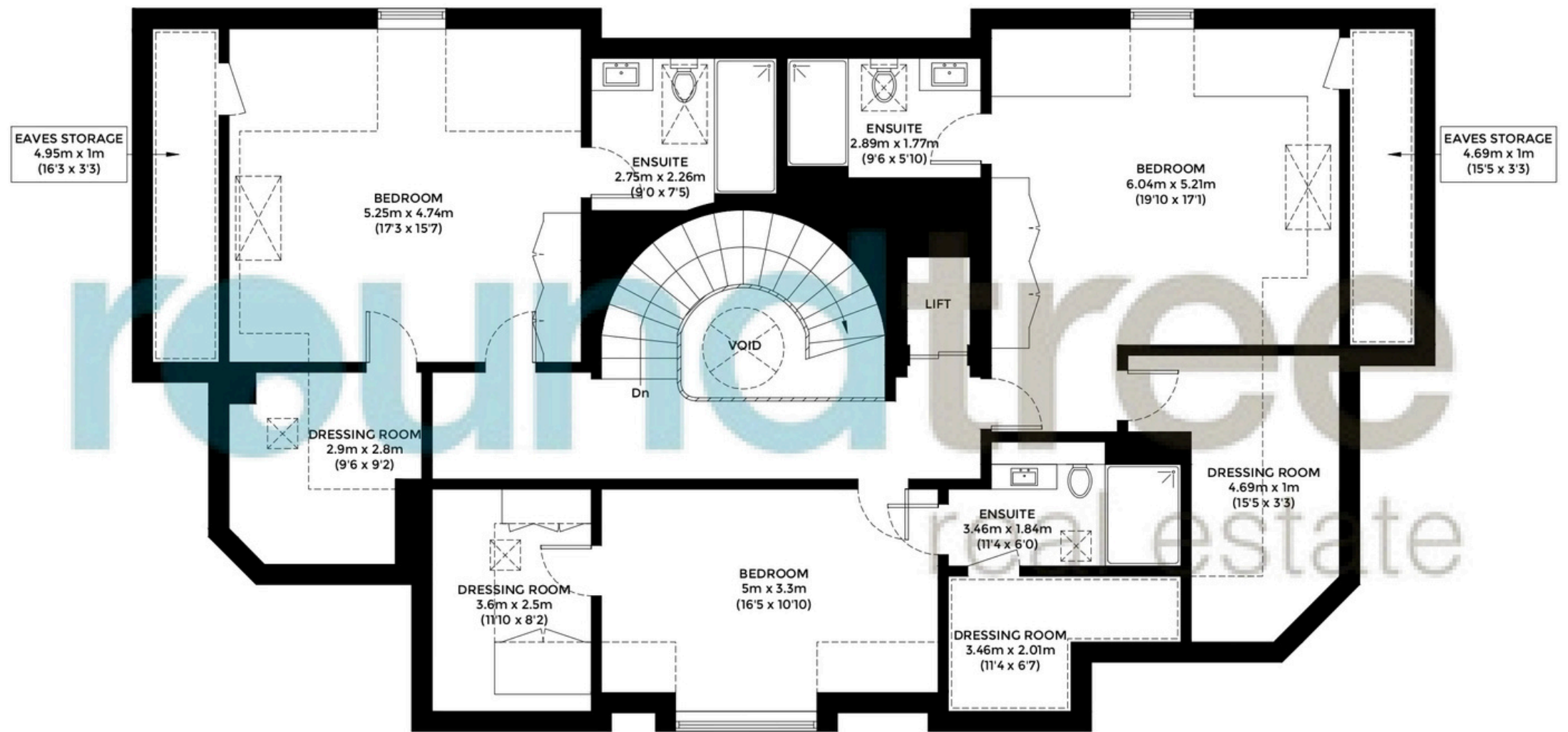
Ground floor



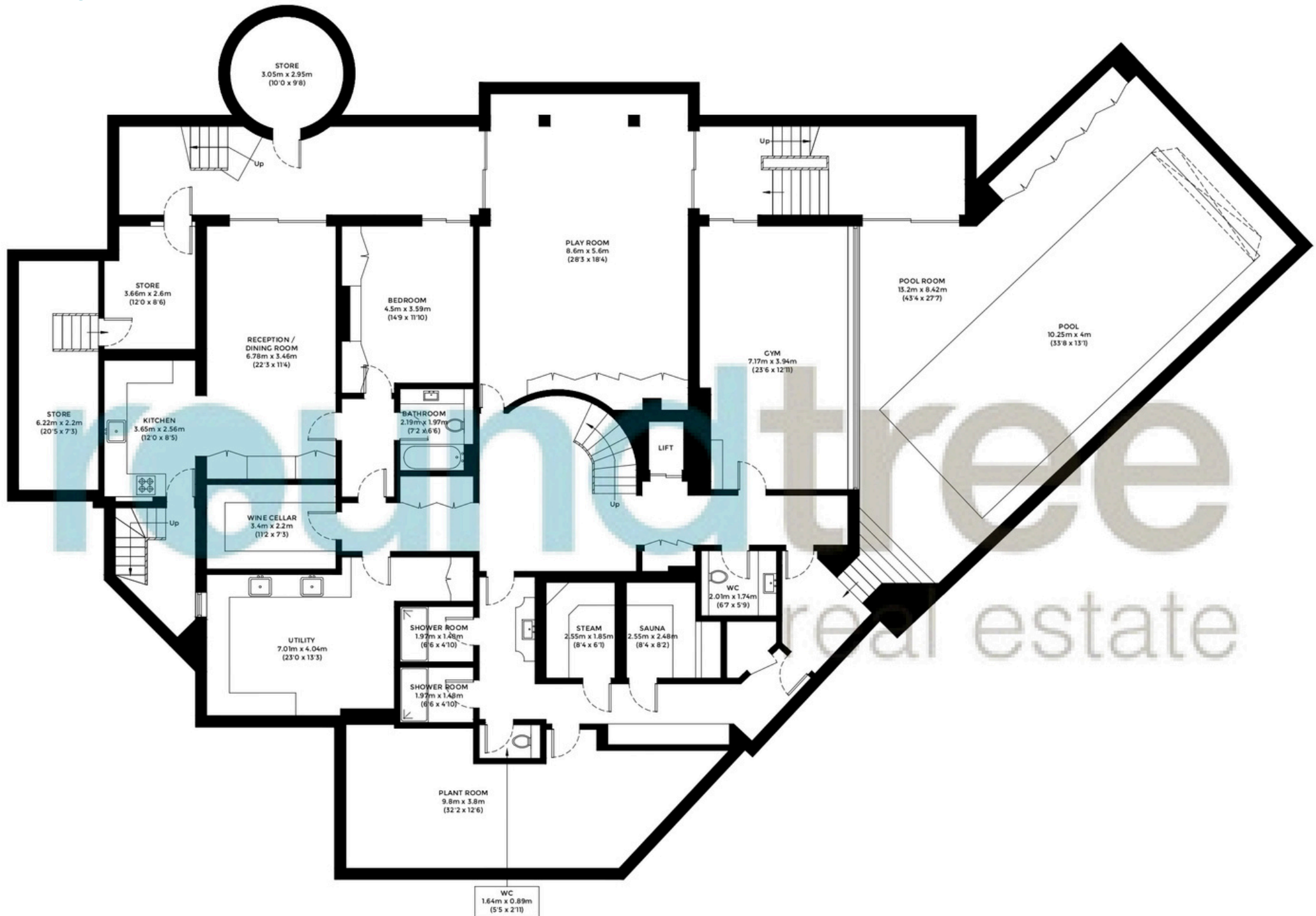
First floor



Second floor



Lower ground floor





020 8203 2111
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.