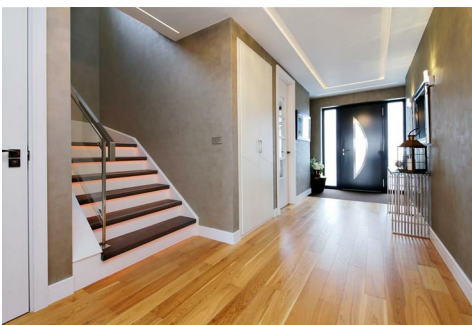


A Reputation To Rely Upon



Prothero Gardens, Hendon NW4, London NW4 3SL

£2,495,000

- Five Double Bedroom House
- 2 Minute Walk to Hendon Station
- Five Bath / Shower Rooms
- Fully Fitted Utility Room
- Large Master Suite with Dressing Room
- Bespoke Designed Kitchen
- Complete Home Automation System
- Bespoke Fitted Wardrobes
- Underfloor Heating Throughout
- Over 3450 Sq.Ft

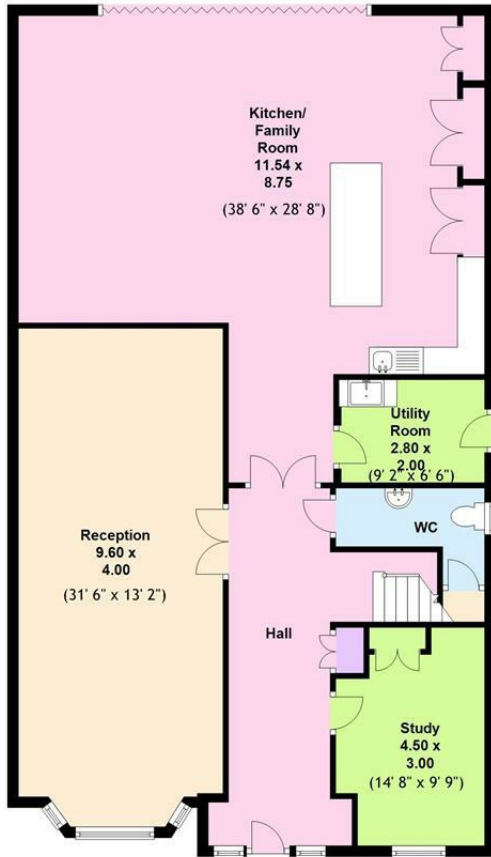
14 Prothero Gardens, Hendon NW4, London NW4 3SL

Spectacular five double bedroom detached luxury home offered for sale in one of Hendon's most sought after roads, just a moments walk from town centre and station. As one of the most impressive refurbished homes in Hendon, this exquisitely finished residence offers a range of features that are rarely found in today's market. Five bathrooms/shower rooms (Four en suite), bespoke fitted wardrobes to all bedrooms, hand made kitchen with utility room, guest cloakroom and sumptuous reception rooms which comprise of a large formal lounge, dining room, study/playroom and a large open plan kitchen family room with bi-folding doors spanning the rear of the house onto the raised south facing terrace. The property boasts many bespoke and state of the art features which include, beautifully tiled bathrooms, underfloor heating throughout and a home automation system which can be controlled from anywhere in the world. The property has been refurbished to an incredibly high standard and exceptional attention to detail can be seen throughout with hand selected materials and bespoke designer finishes, including unique indirect led lighting throughout, designer and bespoke fittings, aluminium double glazed windows, air-conditioning, elegant external lighting, CCTV and landscaped south facing rear garden.



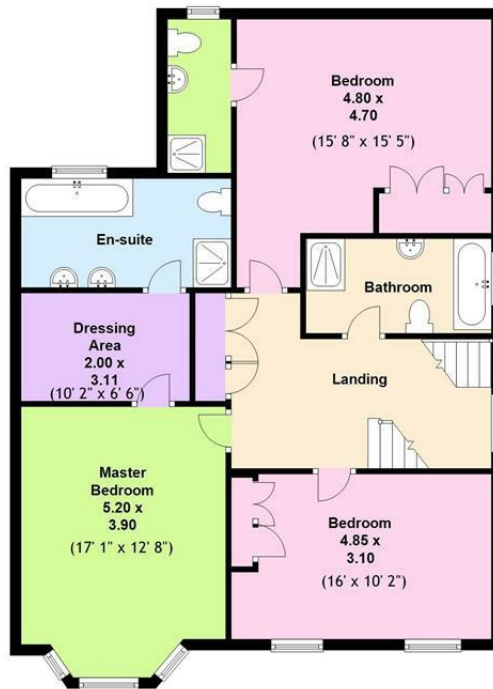
Ground Floor

Approx 155.3 sq. metres (1671 sq. feet)



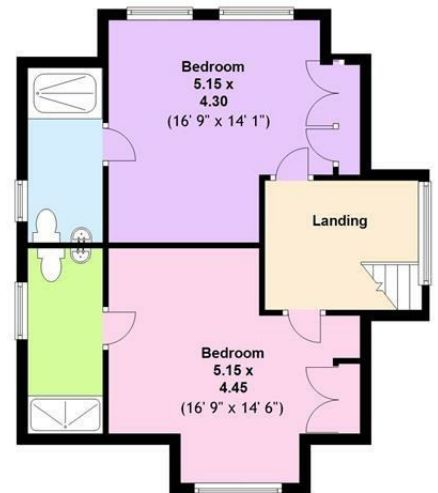
First Floor

Approx 106 sq. metres (1140.5 sq. feet)



Second Floor

Approx 63.5 sq. metres (683.2 sq. feet)



Total area approx 324 sq metres (3,486.24 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility can be taken for any errors within. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	82
EU Directive 2002/91/EC			