



## Prothero Gardens, London, NW4 3SJ

**£2,650,000 - Freehold**

Squires Estates are delighted to present this impressive 9 bedroom detached family residence, spanning in excess of 4,000 sq ft and offering exceptional space, flexibility and future potential in a highly regarded Hendon location.

The property is arranged over multiple levels and currently provides generously proportioned accommodation well suited to family living. While the house would benefit from a programme of modernisation, it offers a superb canvas for a purchaser to create a bespoke long-term home to their own specification.

One of the key features is the substantial rear garden, ideal for family life and entertaining. The property also includes a swimming pool, currently not in use, with potential to be reinstated, along with an unfinished basement level offering further development opportunity. To the front, there is a wide frontage providing off-street parking and additional scope to extend and reconfigure the house, subject to the necessary planning consents.

With its detached status, substantial square footage and clear potential for extension and improvement (STPP), this property represents a rare opportunity to acquire a home of scale in this desirable area.

Ideally positioned for local shops, amenities and transport links, including Hendon Central station. Offered chain free.

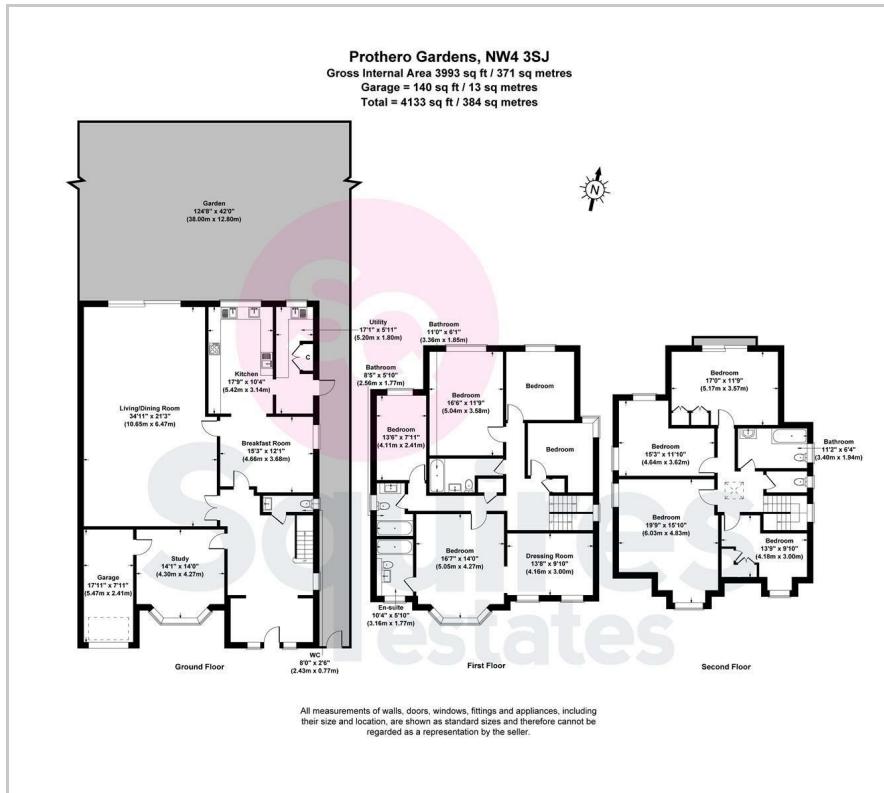
Viewings are highly recommended and can be arranged through Squires Estates.

Barnet Council Tax Band H

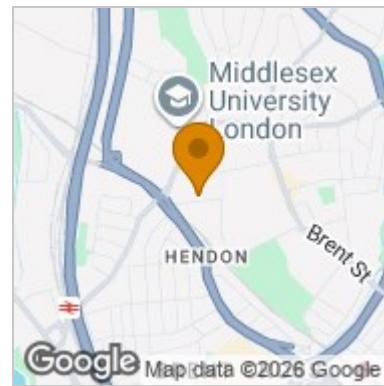
- **Impressive 9 bedroom detached family home - CHAIN FREE**
- **Over 4,000 sq ft of internal accommodation**
- **Arranged over multiple levels with generous room sizes**
- **Requires modernisation, scope to extend or reconfigure (STPP)**
- **Substantial rear garden ideal for family use and entertaining**
- **Swimming pool (currently not in use) with potential to reinstate**
- **Unfinished basement providing further development potential**
- **Wide frontage with off-street parking**
- **Prime Hendon location, close to shops and Hendon Central Station**
- **Barnet Council Tax Band H**



## Floor Plan

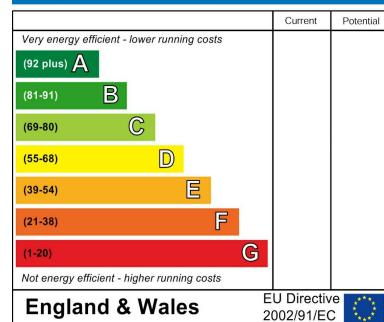


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



England & Wales



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