



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



Prothero Gardens, NW4 3SJ
Gross Internal Area 3993 sq ft / 371 sq metres
Garage = 140 sq ft / 13 sq metres
Total = 4133 sq ft / 384 sq metres

Ground Floor

- Garden: 124'0" x 42'0" (38.00m x 12.80m)
- Living/Dining Room: 34'1" x 31'2" (10.65m x 9.47m)
- Study: 14'0" x 14'0" (4.30m x 4.27m)
- Garage: 17'11" x 7'11" (5.47m x 2.41m)
- WC: 10' x 2'0" (2.43m x 0.77m)
- Breakfast Room: 13'3" x 12'1" (4.06m x 3.68m)
- Kitchen: 17'0" x 16'6" (5.42m x 5.14m)
- Bathroom: 8'0" x 9'10" (2.59m x 3.77m)
- Utility: 17'5" x 9'1" (5.30m x 2.85m)

First Floor

- Bedroom: 13'5" x 7'5" (4.11m x 2.41m)
- Bedroom: 16'0" x 11'9" (5.04m x 3.54m)
- Bedroom: 17'7" x 14'0" (5.29m x 4.27m)
- Dressing Room: 13'7" x 9'10" (4.16m x 3.00m)
- Bedroom: 11'0" x 9'1" (3.36m x 2.85m)
- Bathroom: 8'0" x 9'10" (2.59m x 3.77m)
- En-suite: 10'4" x 9'10" (3.16m x 2.77m)

Second Floor

- Bedroom: 11'2" x 6'6" (3.40m x 1.94m)
- Bedroom: 13'9" x 9'10" (4.16m x 3.00m)
- Bedroom: 10'0" x 10'10" (3.03m x 4.32m)
- Bedroom: 15'2" x 11'10" (4.64m x 3.62m)
- Bedroom: 17'0" x 11'9" (5.17m x 3.57m)
- Bathroom: 11'2" x 6'6" (3.40m x 1.94m)

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

A map snippet from Google Maps showing the location of Middlesex University London. The university is marked with a blue icon of a building with a graduation cap. It is situated in the area of Hendon, near Brent St. The map shows roads, green spaces, and the university's name in large text. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	77
England & Wales		EU Directive 2002/91/EC	



APPROVED CODE