

Edgeworth Crescent, Hendon NW4
£11,500 Per Calendar Month Council Tax Band G

REAL ESTATES
Est. 1981

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***AVAILABLE NOW * FURNISHED/UNFURNISHED *** A superb 5 BEDROOM 5 BATHROOM DETACHED family home arranged over 4 floors to provide superb living accommodation and an indoor swimming pool.

The lower ground floor comprises a study/bedroom with en suite shower room and indoor heated swimming pool with access to sunken terrace and garden. To the ground floor there is a guest cloakroom, beautifully fitted kitchen with Smeg appliances and marble flooring, open to the spacious reception area with access to terrace and steps down to garden.

The 1st provides 3 double bedrooms with en suite bathrooms and a further suite to the 2nd floor completes the accommodation.

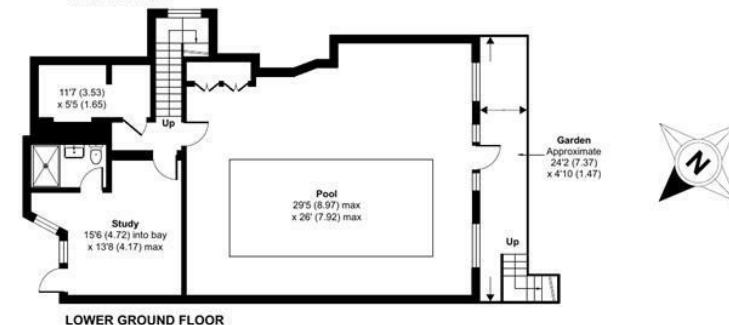
The rear garden is mainly laid to lawn and includes a summerhouse with power and light for use as home office/gym. Off street parking for 2 cars. Convenient for Hendon Central Northern Line tube station, Brent Cross shopping centre and easy access to the West End. Air conditioning. Bathrooms, kitchen and living room with under floor heating.

Edgeworth Crescent, London, NW4

Approximate Area = 3361 sq ft / 312.2 sq m
 Limited Use Area(s) = 166 sq ft / 15.4 sq m
 Outbuilding = 189 sq ft / 17.5 sq m
 Total = 3716 sq ft / 345.1 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) 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	EU Directive 2002/91/EC
Current: 81	Potential: 85



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 962961