



17 ALWYN GARDENS

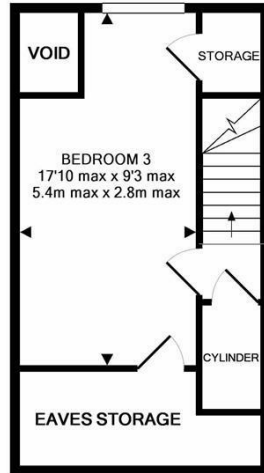
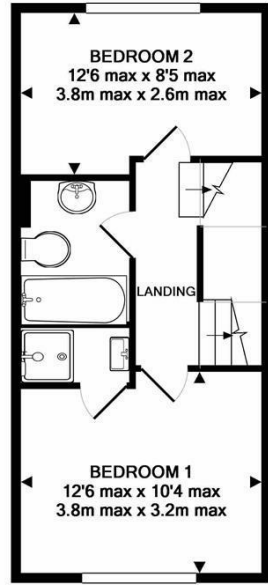
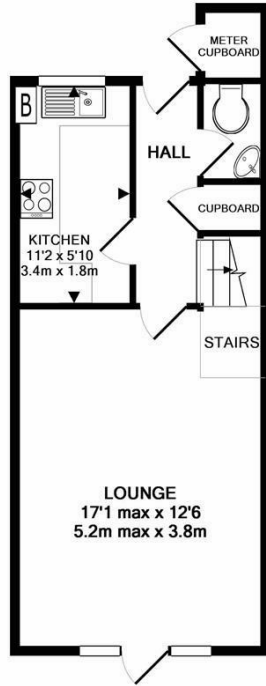
HENDON, NW4 4XP

£2,700 PER MONTH

Located in this modern development in Hendon, this spacious 3/4 bed house is in a perfect location to all of Hendon's amenities & walking distance to Middlesex university. Comprises of wooden floor throughout, GCH heating, plenty of storage space, fully fitted kitchen with washer/dryer, Fridge/Freezer & Electric oven. large double bedrooms, one en-suite, family bathroom, separate kitchen & garden. Parking is included in the price for one car & the property is furnished. Viewings are highly recommended. Available 23rd August 2024.



JAYSON
RUSSELL



17 ALWYN GARDENS, LONDON NW4 4XP
TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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