



## **EGERTON GARDENS**

Hendon, London NW4



Freehold  
Offers in excess of £850,000  
EPC Rating: D

Situated in the heart of Hendon is this well presented four bedroom semi detached period home extending to 1423sq.ft (132.2sq.m).



The property boasts many original features, oozes charm, plenty of natural light and spacious accommodation throughout. Internally to the ground floor there is a bright and airy living room, dining room, kitchen/breakfast room plus a ground floor shower room. The first floor hosts three double bedrooms with a generously sized main bedroom and family bathroom. The second floor comprises bedroom four with plenty of eaves storage space. Externally there is a well tendered front and rear gardens with side access leading to the front of the house. The property is ideally located for Brent Streets shopping amenities, Middlesex University, Hendon Central underground station and major road links into and out off Central London.

Chain Free. Sole Agent.



- Four bedrooms
- Two bathrooms
- Two reception Rooms
- Kitchen/Breakfast room
- Well tendered front and rear gardens
- Walking Distance of Hendon Central Tube Station
- Close proximity to shopping facilities and local amenities
- Chain Free
- Sole Agent





# Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

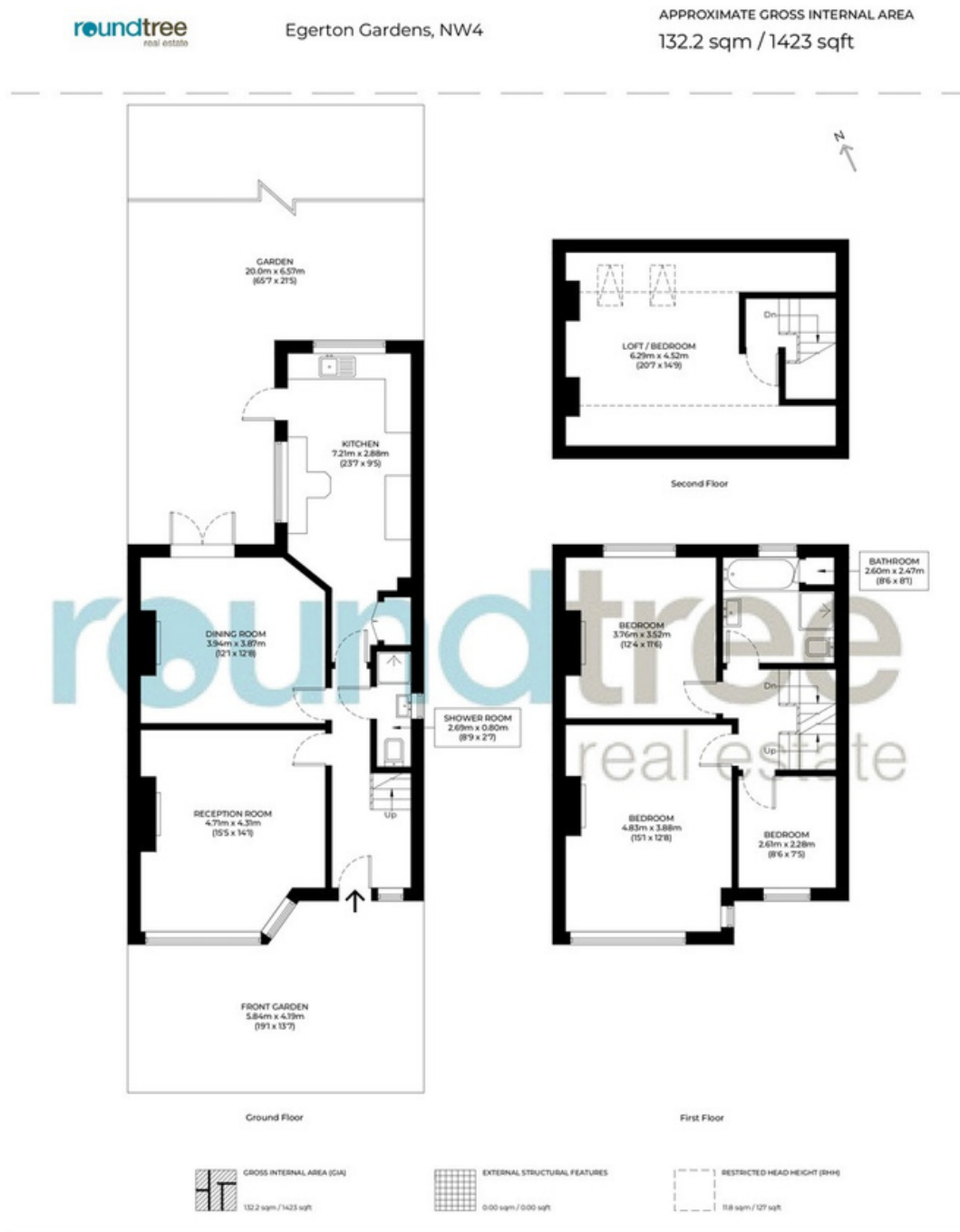


# Floorplan

Approximate gross internal area

132.2 sqm / 1423 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.