



ASHLEY LANE

Hendon, London NW4



round

Freehold
Guide Price £1,900,000
EPC Rating: E

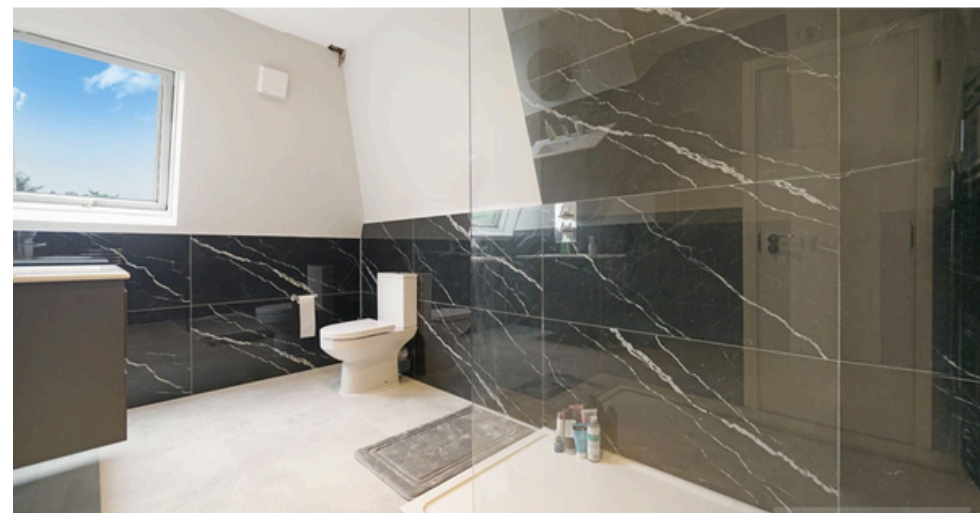
Situated on a premier turning is this 5 bedroom, 3 bathroom detached family home extending to 3437sq.ft (319.3sq.m). The property has been renovated throughout by the current vendors to an extremely high standard maximising space and light.



The accommodation is arranged over three floors with the centrepiece of the ground floor being an open plan kitchen breakfast room fitted with an extensive array of cupboards and drawers incorporating high end appliances which has direct access to the garden and a large reception room. The reception hallway provides access to a TV room and ground floor WC with the ground floor also benefiting from a good size utility room with plenty of storage. The first floor boasts 4 good size bedrooms and a modern family bathroom with the principle bedroom suite having a luxury en-suite shower room and walk in wardrobe area. The top floor hosts an extremely spacious games room/bedroom 5 with modern shower room and a separate office/dressing room. The versatile living accommodation on this floor could be appropriate for a number of uses. Externally to the front of the property there is a carriage driveway with parking for numerous vehicles and side access that leads to a rear garden. The property is conveniently located for Hendon's shopping amenities, road networks and transport links. Chain free. Sole Agents.



- 5 BEDROOMS
- 3 BATHROOMS
- LARGE OPEN PLAN KITCHEN BREAKFAST ROOM
- 2 RECEPTION ROOMS
- UTILITY ROOM
- GROUND FLOOR WC
- HUGE TOP FLOOR WITH VERSATILE LIVING ACCOMMODATION
- BEAUTIFULLY PRESENTED

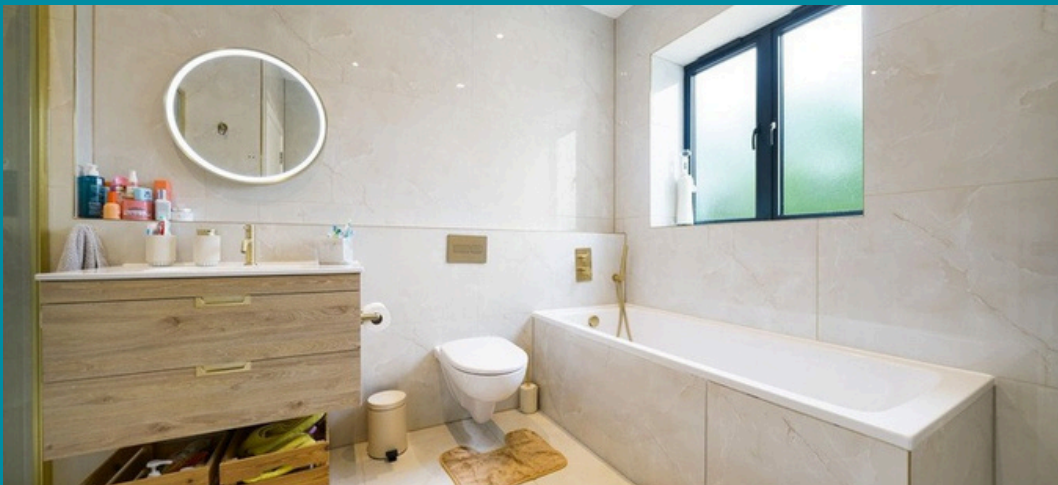




Hendon

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.

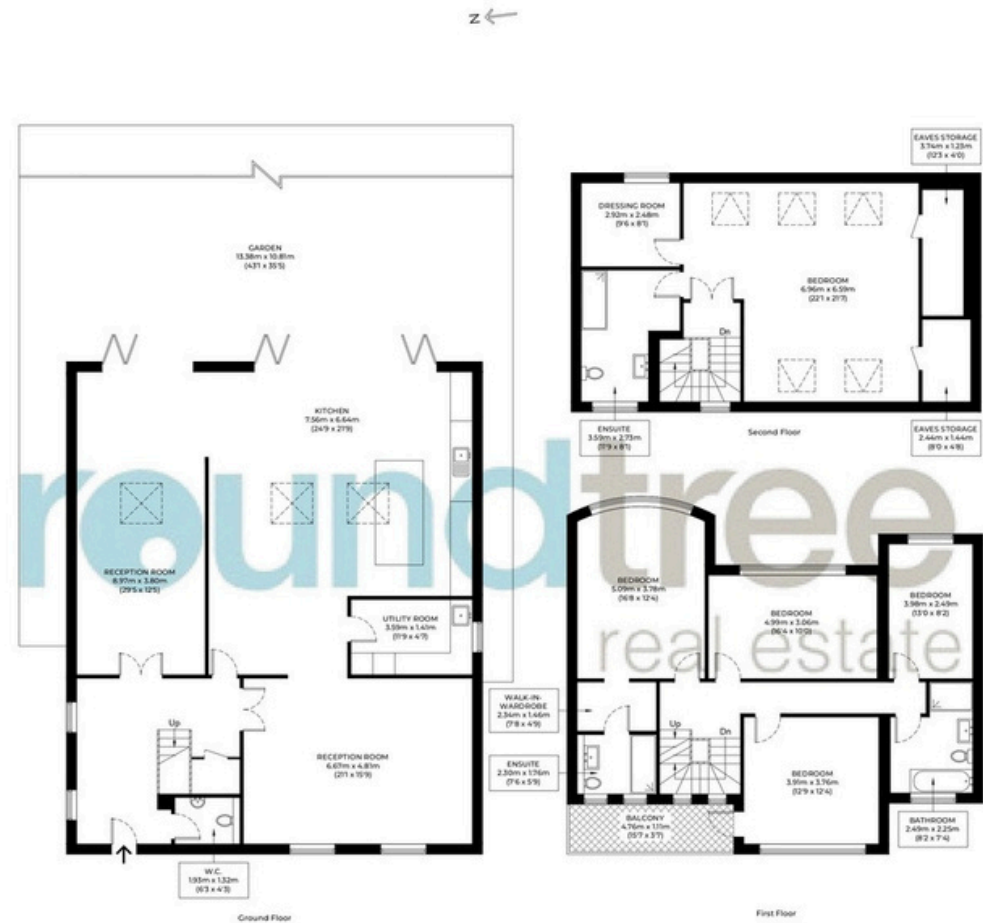


Floorplan

Approximate gross internal area

319.3 sqm / 3437 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.



GROSS INTERNAL AREA (GIA)
319.3 sqm / 3437 sqft



EXTERNAL STRUCTURAL FEATURES
5.28 sqm / 57 sqft



RESTRICTED HEAD HEIGHT (RHH) / EAVES
8.86 sqm / 95 sqft

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To register your interest:

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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.