

## **ALWYN GARDENS**

HENDON London NW4



2 double bedrooms Allocated parking space £340,000 EPC Rating: D Situated on this modern development within close proximity to Middlesex University is this well presented 2 double bedroom ground floor apartment. Internally the accomadation comprises two double bedrooms, fitted kitchen, spacious lounge and family bathroom.



Externally there is an allocated parking space. The property is well located for Hendon central tube station which is within 0.7 miles, shopping amenities of Brent Street and easy access to major road networks, A1, A41, M1, A406 and M25. Chain free. Sole Agents.



- Two double bedrooms
- Family bathroom
- Fitted kitchen
- Spacious lounge
- Allocated parking space
- Chain free









## 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 goodvalue option for renting or buying when compared against other parts of London.



#### roundtree

Alwyn Gardens, NW4

APPROXIMATE GROSS INTERNAL AREA 54.05 sqm / 582 sqft



Approximate gross internal area

54.05 sqm / 582 sqft

N A BEDROOM 3.73m x 2.73m BEDROOM (12'2 x 9'0) 3.60m x 2.63m (11'9 x 8'7) BATHROOM 2.60m x 1.56m (8'6 x 5'1) KITCHEN 2.62m x 2.26m (8'7 × 7'4) real estate RECEPTION ROOM 4.83m x 4.23m (15'9 x 13'9) Ground Floor SS INTERNAL AREA (GIA) ERNAL STRUCTURAL FEATURES RESTRICTED HEAD HEIGHT (RHH) 54.05 sqm / 582 sqft 0.00 sqm / 0.00 sqft \_\_\_\_ 0.00 sqm / 0.00 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. ( RICS COPYRIGHT

BLEU PLAN



## To register your interest:

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# real estate

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