



NEELD CRESCENT

Hendon
London NW4



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EPC Rating: C

Price £850,000

Located close to Hendon Central Tube Station is this generously proportioned family home which is currently arranged as two apartments.



The ground floor consists of one bedroom garden apartment with large reception room, kitchen breakfast room, bathroom and large rear garden. The first floor comprises of a two bedroom apartment with kitchen breakfast room, a large reception room and a family bathroom. Externally, there is driveway parking to the front with side access that leads to the garden of the ground floor apartment.

The property has huge scope to extend or revert back to a family home subject to necessary planning consents. It is conveniently located, close to local shopping amenities, schooling and bus routes into and out of Central London. Chain free. Sole Agents.



- Currently arranged as two apartments
- Ground floor 1 bedroom apartment with large garden
- First floor 2 bedroom apartment with loft
- Scope to extend both floors with planning consent
- Driveway parking
- No Chain





Hendon

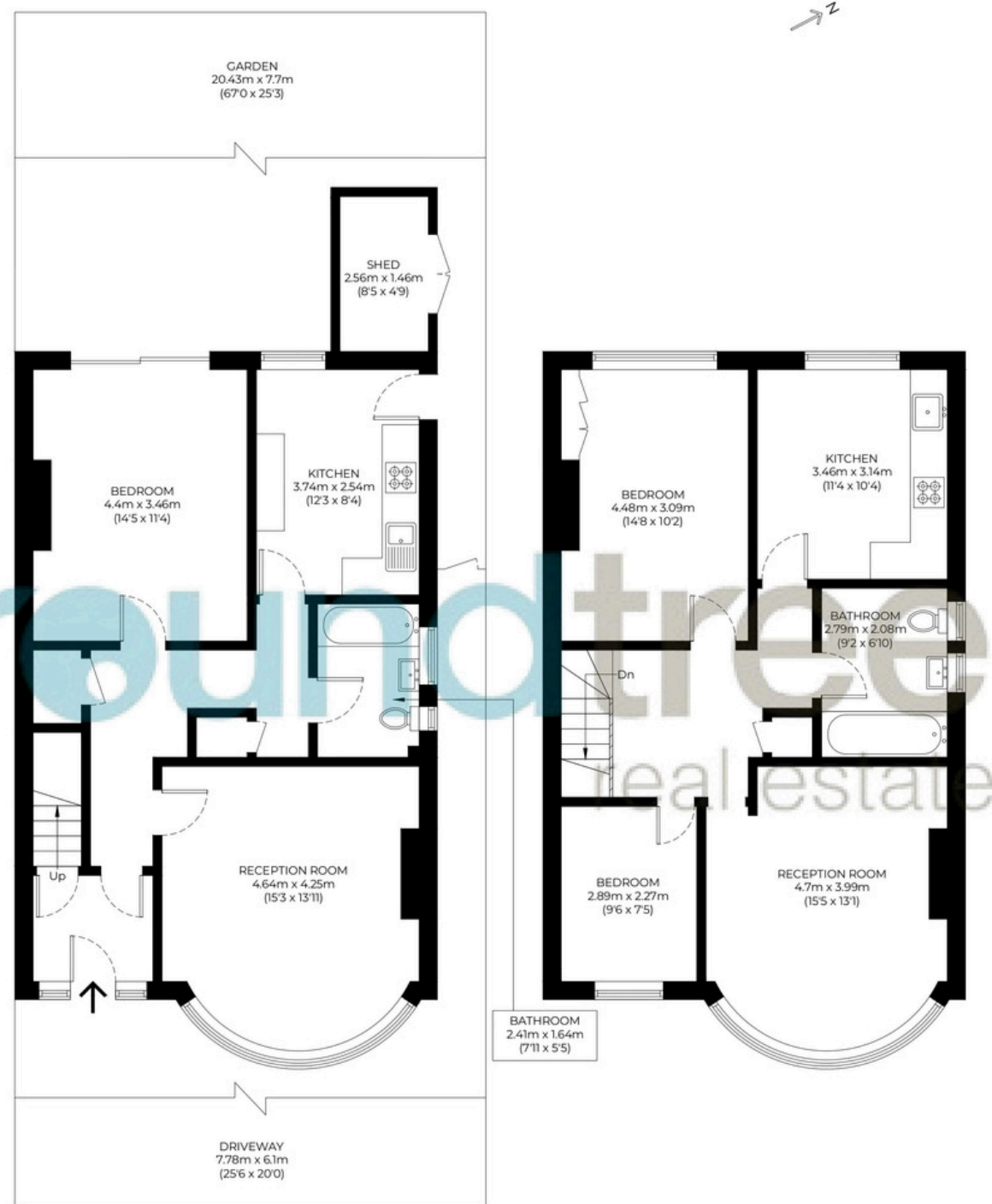
Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some 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

135 sqm / 1453 sqft



Ground Floor

First Floor



GROSS INTERNAL AREA (GIA)
135 sqm / 1453 sqft



EXTERNAL STRUCTURAL FEATURES
3.7 sqm / 40 sqft



RESTRICTED HEAD HEIGHT (RHH)
0 sqm / 0 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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