



## **CHATSWORTH AVENUE**

Hendon, London NW4



Freehold  
Price £1,125,000  
EPC Rating: D

A beautifully presented four bedroom, two bathroom semi-detached house with vast potential for extension STPP situated within this popular residential street.



Accommodation comprises double volume reception room opening to spacious kitchen/breakfast room, study/office and a ground floor cloakroom. Upstairs there are four bedrooms and two bathrooms. To the rear there is a large 90 FT garden with mainly laid to lawn and a patio area. To the front there is an attached garage plus a spacious carriage driveway providing parking for numerous cars.



- Four Bedrooms
- Two Bathrooms
- Through Living/Dining Room
- Spacious Kitchen/Breakfast Room
- Study/Office Space
- LARGE 90FT REAR GARDEN
- Carriage Driveway for numerous cars
- Ground floor Cloakroom
- Integral garage
- Huge Scope To Extend (Subject To Planning Permission)





# 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.

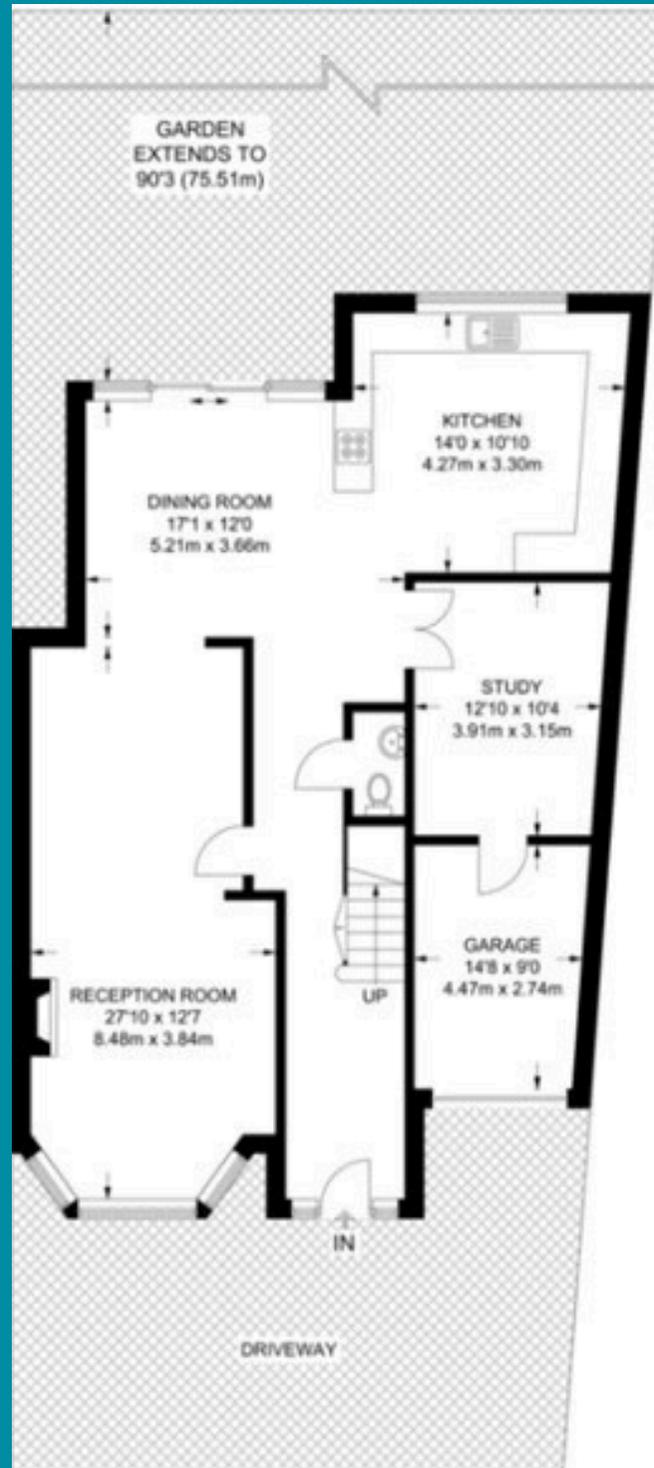
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.



# Floorplan

Approximate gross internal area

169.5 sqm / 1825 sqft



**GROUND FLOOR = 1137 SQ FT / 105.6 SQ M  
INCLUDING LIMITED USE AREA  
(10 SQ FT / 0.9 SQ M)**



**FIRST FLOOR = 688 SQ FT / 63.9 SQ M  
INCLUDING LIMITED USE AREA  
(10 SQ FT / 0.9 SQ M)**

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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