



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

A well-presented first floor apartment set within a popular development, offering bright and spacious accommodation in Hendon, NW4.

WILSHAW CLOSE, HENDON NW4  
OFFER OVER £250,000



**This quietly positioned and spacious property offers bright and versatile accommodation throughout, an excellent opportunity for owner-occupiers and investors alike.**

The accommodation comprises a generously proportioned open-plan kitchen and reception room, flooded with natural light and benefiting from French doors and an electric fireplace. The kitchen area is well-fitted with a range of wall and base units, integrated oven, hob and extractor hood.

The double bedroom is a well-sized room with good natural light and direct access to the ensuite bathroom, which is fitted with a bath, overhead shower, WC and wash basin. A separate WC off the hallway adds practicality for guests.

Further benefits include wood flooring throughout the principal rooms, allocated parking within the development, and well-maintained communal gardens and entrance.

Wilshaw Close is well-placed for access to Brent Cross Shopping Centre, local amenities along the Watford Way, and transport links including Hendon Central Underground Station (Northern Line).

Available with vacant possession.

Viewings highly recommended, by appointment only.

**Leasehold – 100 Years Remaining**

**Ground Rent: £100/annum**

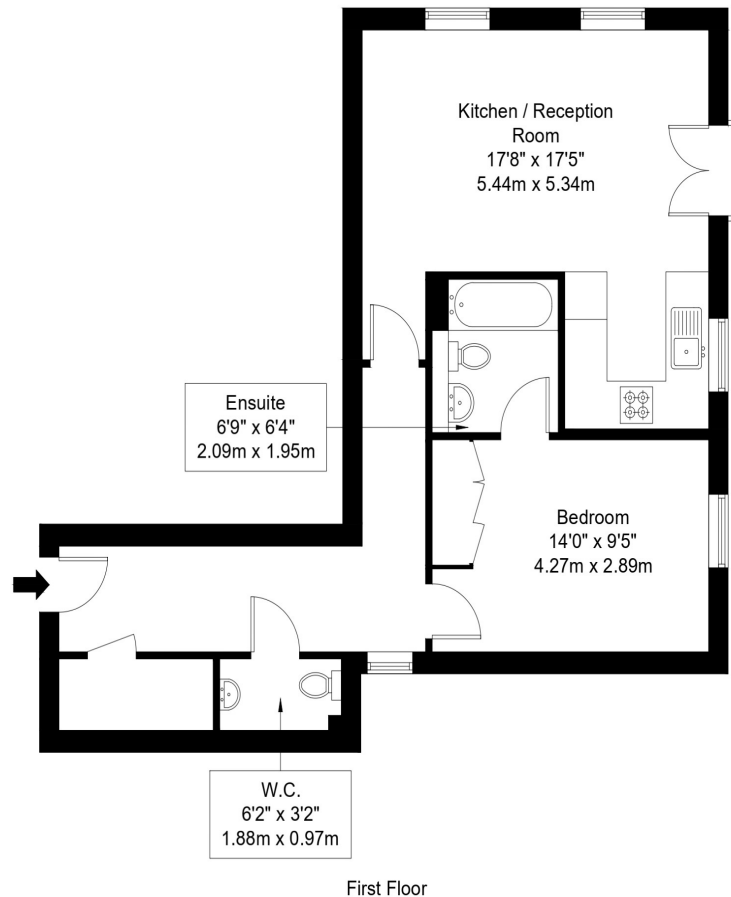
**Service Charge: £2,633/annum**





# Wilshaw Close, NW4 4TU

Approx Gross Internal Area = 56.77 sq m / 611 sq ft



Floorplan measurements are approximate and are for illustrative purpose only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright @ BleuPlan.

## Wilshaw Close, Hendon NW4 4TU

- One Bedroom First Floor Apartment
- Spacious Open-Plan Kitchen/Reception Room
- Ensuite Bathroom and Separate WC
- Modern Fitted Kitchen with Appliances
- Electric Fireplace
- Wood Flooring Throughout
- Allocated Parking
- London Borough of Barnet



611 sq ft | Council tax band: D | EPC rating: C

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient – lower running costs |         |           |
| (92–100) A                                  |         |           |
| (81–91) B                                   |         |           |
| (69–80) C                                   |         | 81        |
| (55–68) D                                   |         |           |
| (39–54) E                                   | 79      |           |
| (21–38) F                                   |         |           |
| (1–20) G                                    |         |           |
| Not energy efficient – higher running costs |         |           |

Approx Internal Area:  
611 sq ft / 56.77 sq m

EPC Rating: E

EPC Potential: C

London Borough of Barnet

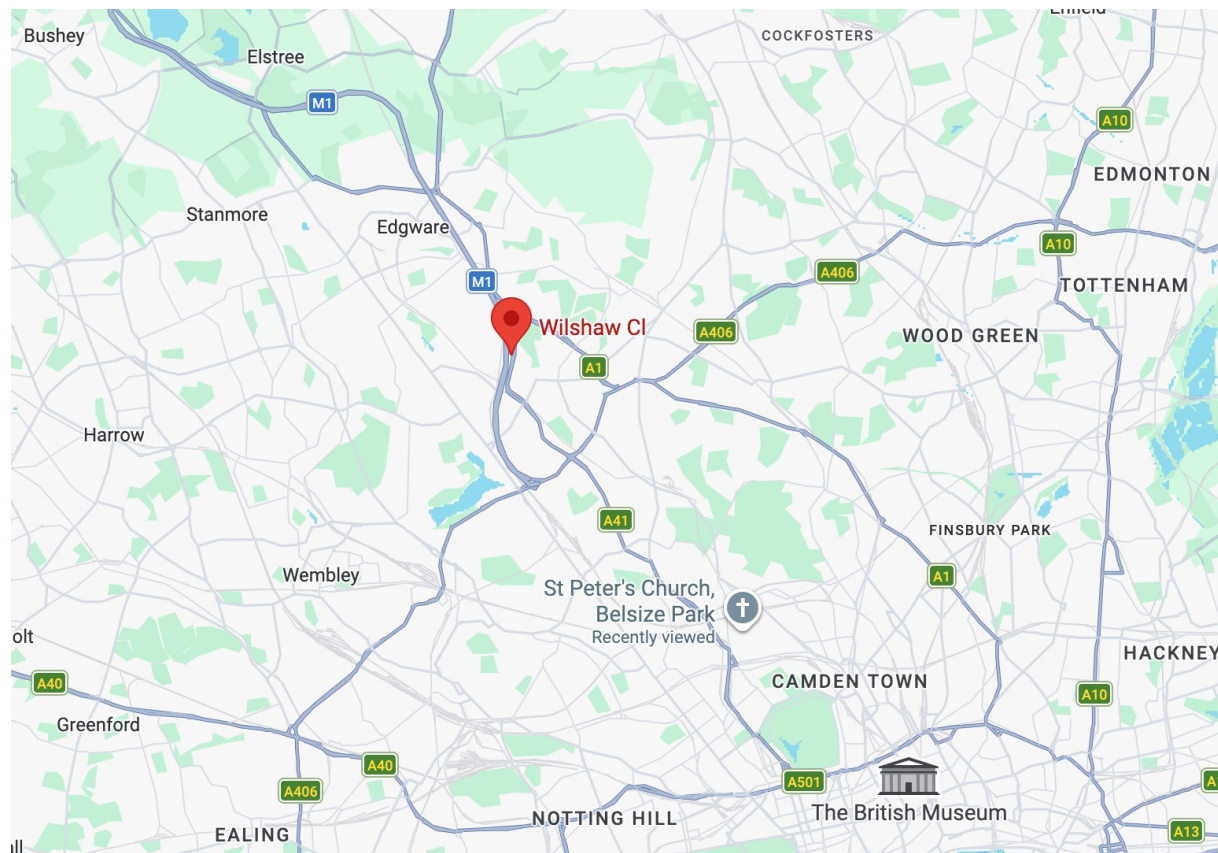


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WILSHAW CLOSE, HENDON NW4