

Cedars Close

London, NW4

WAYNE & SILVER

The Property

A unique opportunity to acquire a sizeable residence in one of the most desirable closes in Hendon. The house occupies a larger than usual plot of approximately 0.25 acres in a quiet cul-de-sac and offers the incoming purchaser the opportunity to refurbish and reconfigure the current home, or redesign a bespoke house.

There is scope to extend into the existing loft space to provide further bedroom accommodation, as well as the potential for substantial rear and side extensions to create additional living accommodation and pursue significant development potential (STPP).

The current house offers a wide rear garden measuring approximately 120 ft, together with a separate garage and additional garden storage.

Internally the property currently features up to five reception rooms, five bedrooms and two bathrooms.

A truly rare and remarkable opportunity for an incoming purchaser.

Marketing material includes CGI images



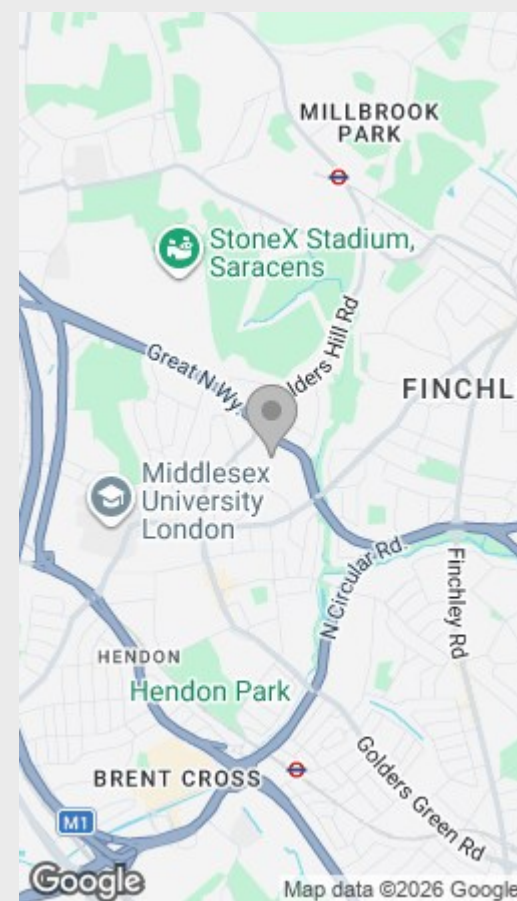
The Property

- 0.25 of an acre
- 125 ft wide garden
- Quiet close
- Extension Potential STPP
- Loft conversion STPP
- Up to 5 reception rooms





Location





Cedars Close



£1,700,000

BEDROOMS

5

BATHROOMS

2

INTERNAL

3400.00 sq ft

EPC

D

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold

Computer-generated images are provided for illustrative purposes only and are intended to demonstrate the potential of the property.

CGI GENERATED



CGI GENERATED



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CGI GENERATED



Floorplan & EPC

£1,700,000

IMPORTANT INFORMATION

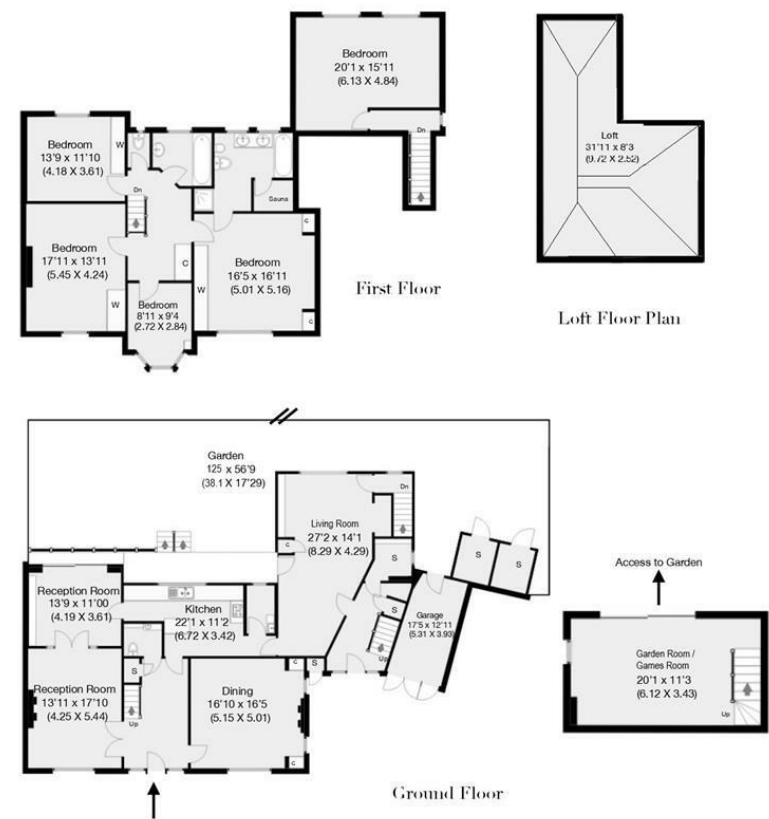
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Approximate Gross Internal Area 315.92 sqm / 3400 sqft

Approximate Gross Internal Area Inc. Garage, Loft, Outside Storage, 382.74 sqm / 4119 sqft



THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	61	73

WAYNE & SILVER

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We would be delighted to tell you more
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