



## **FLORENCE STREET**

Hendon  
London NW4



Freehold  
2 Bedrooms  
EPC Rating: C

**Price £575,000**

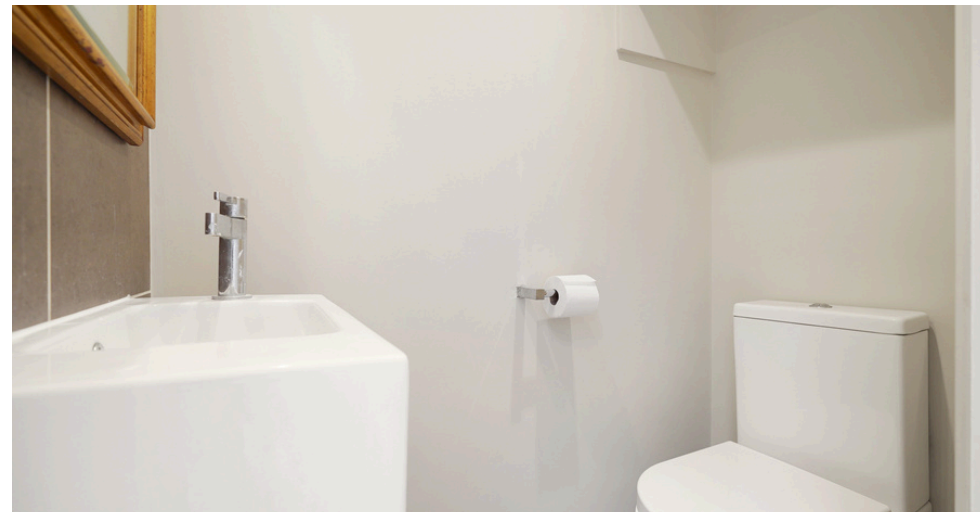
Well-situated and only moments away from Brent Street is this beautifully presented and tastefully extended two-bedroom home spanning 955sq.ft (88.7sq.m).



On the ground floor the house boasts a spacious through lounge and a large high-specification kosher kitchen with direct access to a garden, ground floor WC and cloak cupboard. Upstairs, there is a generously-proportioned main bedroom, a second bedroom and a luxurious modern bathroom. It is within easy walking distance of Hendon Central underground station (Northern Line), Middlesex university, Sunny Hill Park and all local amenities.



- Two bedrooms
- Modern first floor bathroom
- Spacious through lounge
- High specifications kosher kitchen
- Ground floor WC
- Cloak cupboard
- Garden
- Chain free





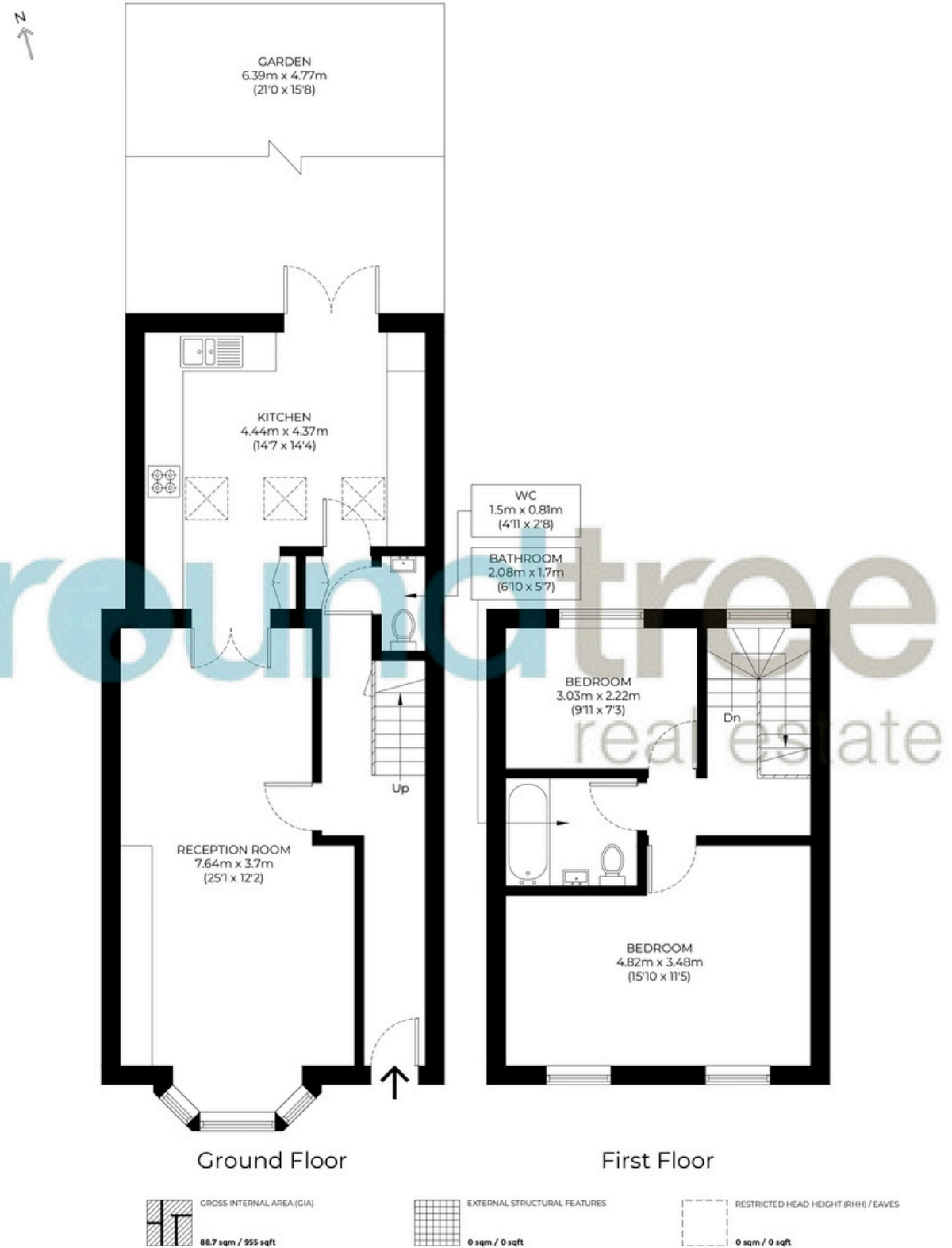


# Floorplan

Approximate gross internal area

88.7 sqm / 955 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.



# 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.

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020 8203 2111

sales@theroundtree.com

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1 Sentinel Square, Brent Street Hendon, NW4 2EL

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