



## **BEATRICE COURT**

Hendon  
London NW4



Share of freehold

£775,000

EPC Rating: C

A stunning 3 bedroom 2 bathroom ( One Ensuite) Ground floor executive apartment overlooking Hendon Park and within walking distance of Hendon Central Tube Station, Brent Streets shopping facilities and places of Worship.



Internally the property is accessed via video entry phone system and boasts three double bedrooms all with fully fitted wardrobes with the master benefiting from a luxury En suite. The spacious lounge/diner incorporates doors leading out onto a private balcony overlooking the park. The fully kosher kitchen incorporates a breakfast table. The property is further complimented by an exquisite 4 piece bathroom suite. Externally there is an underground allocated parking space and landscaped communal rear gardens. Chain Free. Sole Agents.



- Three double bedrooms
- Two bathrooms (one en-suite)
- Spacious living room
- Separate kosher kitchen/ breakfast room
- Large storage room
- Allocated underground parking space
- Walking distance of Hendon Central tube station
- Private balcony with panoramic view over Hendon Park
- Chain free
- Sole Agent

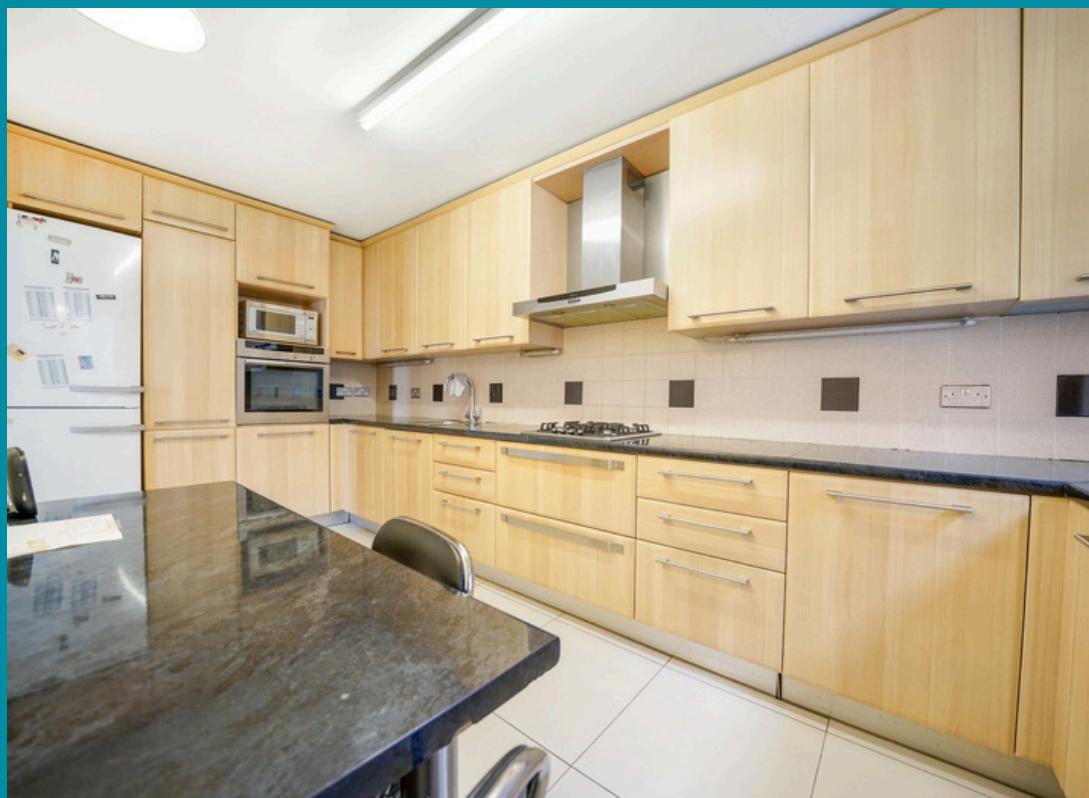
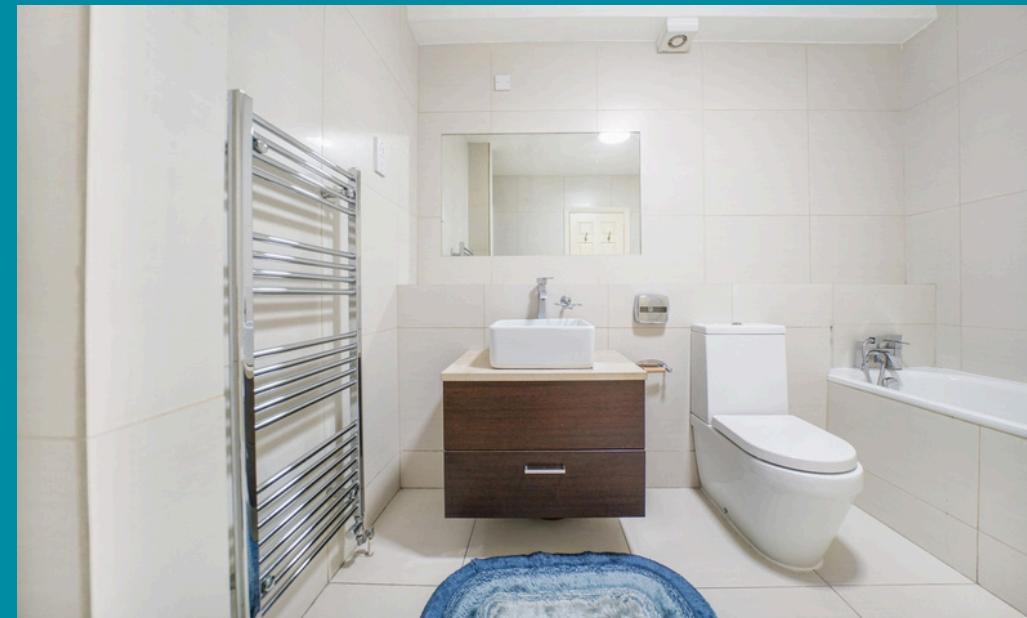




# Hendon

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  
112.5 sqm / 1211 sqft



Ground Floor



GROSS INTERNAL AREA (GIA)

112.5 sqm / 1211 sqft



EXTERNAL STRUCTURAL FEATURES

0 sqm / 0 sqft



RESTRICTED HEAD HEIGHT (RHH) / EAVES

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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To register your interest:

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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.