

# 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

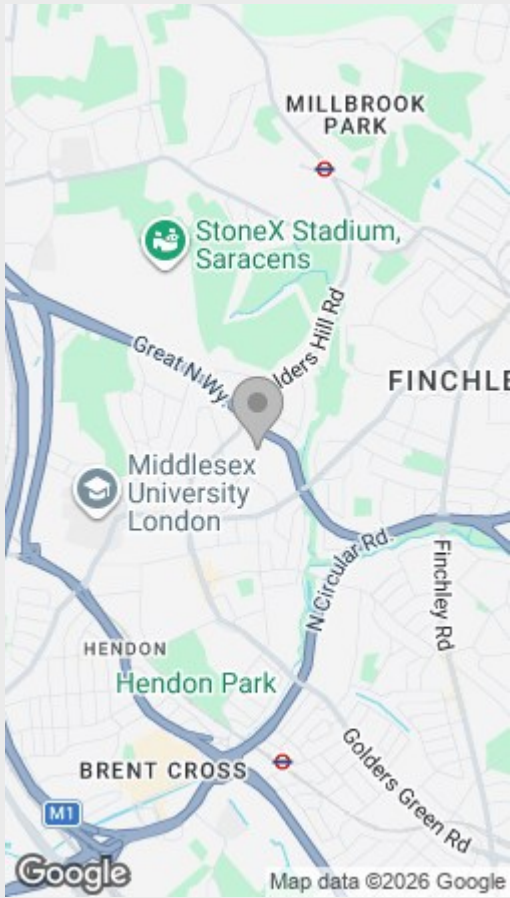
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- 0.25 of an acre
- 125 ft wide garden
- Quiet close
- Extension Potential STPP
- Loft conversion STPP
- Up to 5 reception rooms





# Location





## Cedars Close



CGI GENERATED

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**£1,895,000**

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BEDROOMS

5

BATHROOMS

2

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INTERNAL

3400.00 sq ft

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EPC

D

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LOCAL COUNCIL

Barnet

TAX BAND

H

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TENURE

Freehold

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



# Floorplan & EPC

## £1,895,000

### IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

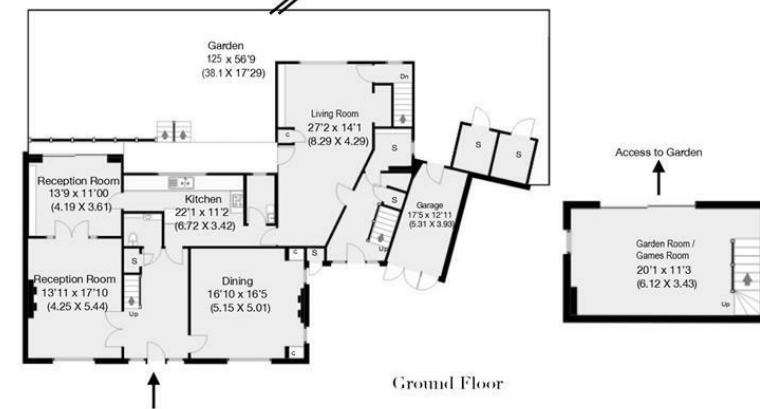
**WAYNE  
& SILVER**



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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 or 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# WAYNE & SILVER

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We would be delighted to tell you more  
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