



CEDARS CLOSE

Hendon
London NW4



Detached House
EPC Rating: D

Price £1,700,000

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 road 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.

The property is close proximity to public transport and shopping facilities.

This is a chain free transaction.



- Five Bedrooms
- Two Bathrooms
- Five Reception Rooms
- Approximately 0.25 of an Acre
- Huge 125 FT Width Rear Garden
- Quiet Cul De Sac Road
- Potential to extend at back side and loft areas STPP (Subject To Planning Permission)
- 3400 SQ FT/ 316 SQ M of Living Space
- Close Proximity to Public Transport and Shopping Facilities
- Chain Free







Floorplan

Approximate gross internal area

315.92 sqm / 3400 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.

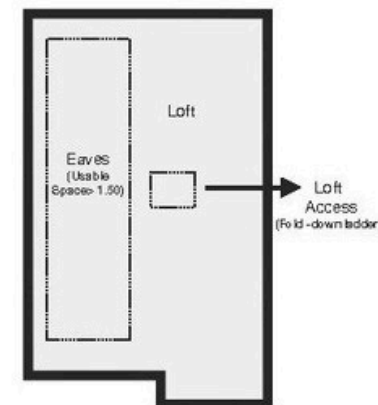
Cedar Close, London, NW4

Approximate Gross Internal Area 315.92 sqm / 3400 sqft

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



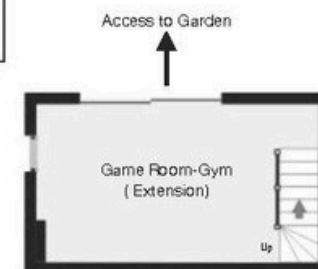
First Floor



Loft Floor Plan



Ground Floor



Lower Ground Floor

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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To register your interest:

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