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WEST AVENUE

Hendon

London NW4

Semi Detached House
EPC Rating: C

Price: Offers In Excess Of £1,100,000

A bright and deceptively spacious semi detached family home situated on the ever popular West Avenue turning just off Brent Street and withing walking distance of Hendon Central Tube Station, Brent Street Shopping Facilities and Hendon Park.

This Five bedroom, Three bathroom (One Ensuite) offering 1745 SQ FT/ 162.15 SQ M of living space offer good size entrance hallway, front reception room, separate double volume Kosher Kitchen/Dining and Breakfast Room with bi-folding doors out to the Decked garden area.

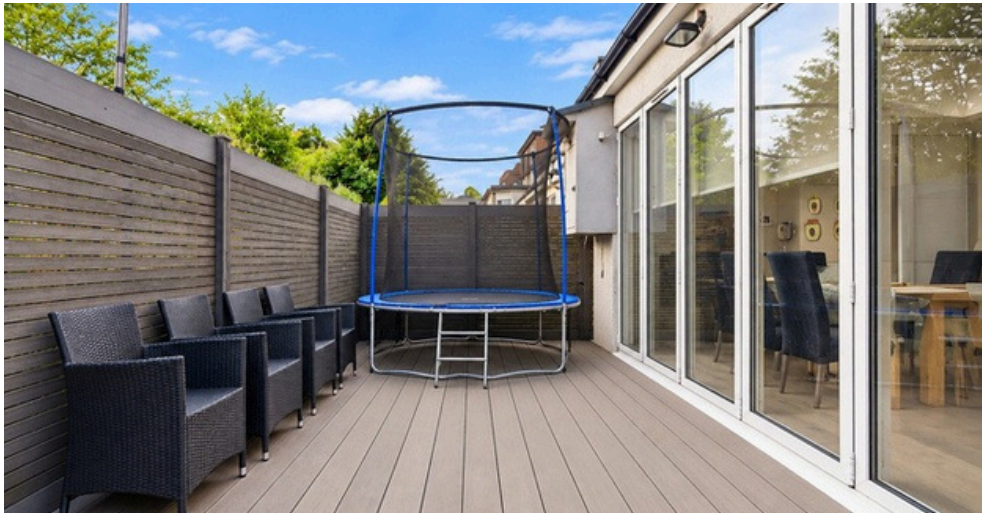
On the first floor you have the principal bedroom with Ensuite Bathroom, 2 further bedrooms and a family bathroom.

On the top floor you have 2 bedrooms and a bathroom.

To the front there is a driveway providing off street parking for numerous cars.

Sole Agent.

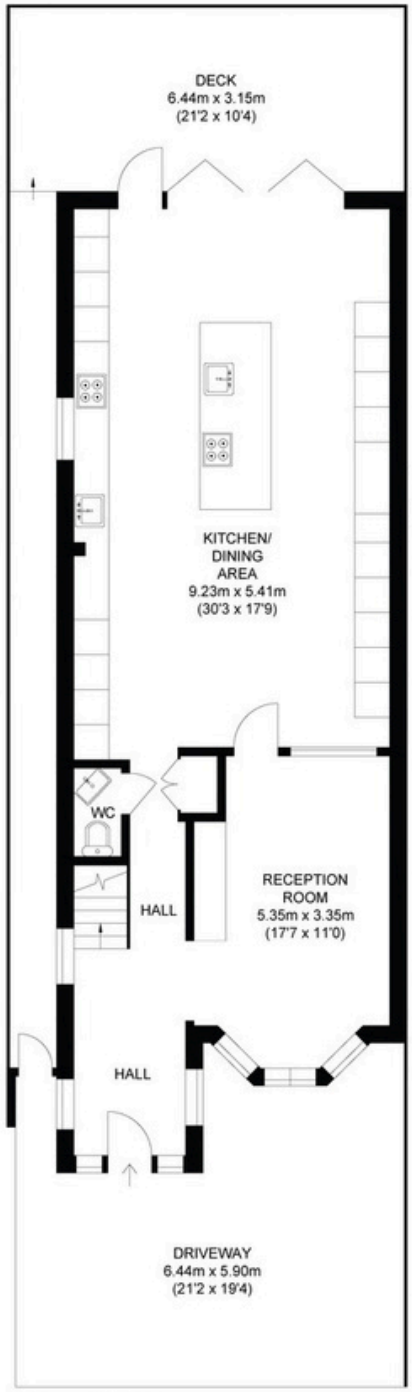
- Five Bedrooms
- Three Bathrooms (One Ensuite)
- Front Reception Room
- Spacious Kitchen/Dining/Breakfast Room
- 1745 SQ Ft/ 162.15 SQ M of living Space
- Air Conditioning
- Underfloor Heating on the Ground Floor Throughout
- Sonos Music System Speakers
- CCTV for Front and Back of the House
- Decked Rear Garden
- Driveway parking to the Front
- Walking Distance to Public Transport and Shopping Facilities
- Sole Agent



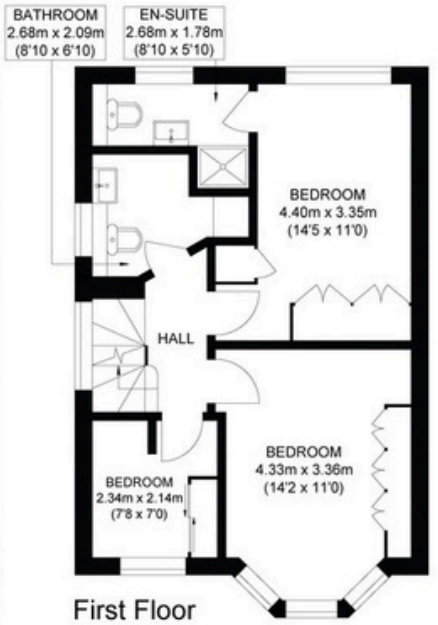
Floorplan

Approximate gross internal area

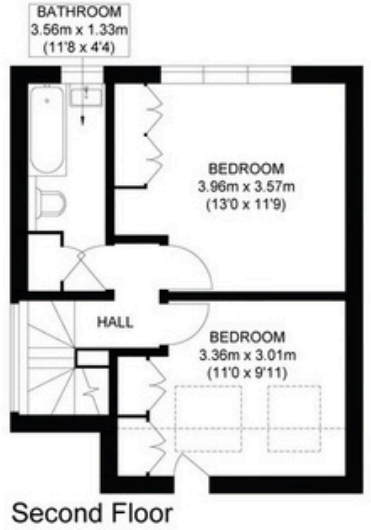
162.15 sqm / 1745 sqft



Ground Floor



First Floor



Second Floor

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.

GROSS INTERNAL AREA. (GIA)
The footprint of this property.
162.15 Sqm / 1745 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.
00.00 Sqm / 000.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
00.00 Sqm / 000.0 Sqft

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.

To register your interest:

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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 bu
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. T
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