



Ashley Lane | London | NW4

Asking price £1,350,000 | Freehold

 5  4  4  B

ADN
RESIDENTIAL

A spacious and well-presented gated five/six-bedroom detached family home situated on the sought-after Ashley Lane, close to Hendon Golf Club. Extending to approximately 2,767 sq ft and arranged over four floors, the property offers flexible and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a bright reception room and a large open-plan kitchen, dining and family area with direct access to the rear garden, making it ideal for both everyday living and entertaining.

The lower ground floor provides two additional reception rooms, a utility room and a shower room/WC, offering excellent additional living space suitable for a playroom, TV room, gym, office or guest accommodation.

The first floor features a generous principal bedroom with dressing area and en-suite bathroom, together with a further double bedroom with en-suite facilities. The top floor offers three further bedrooms and a modern family bathroom.

Further benefits include gated off-street parking, a private rear garden, good storage throughout and well-maintained interiors.

Ashley Lane is conveniently located close to Sunny Hill Park, Copthall Leisure Centre, local amenities and excellent transport links including the M1 and Brent Cross.

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|------------------------|--------------------------|
| • Detached Home | • Five Bedrooms |
| • Four Reception Rooms | • Four Bathrooms |
| • Off Street Parking | • Private Garden & Patio |
| • Utility Room | • Gated |
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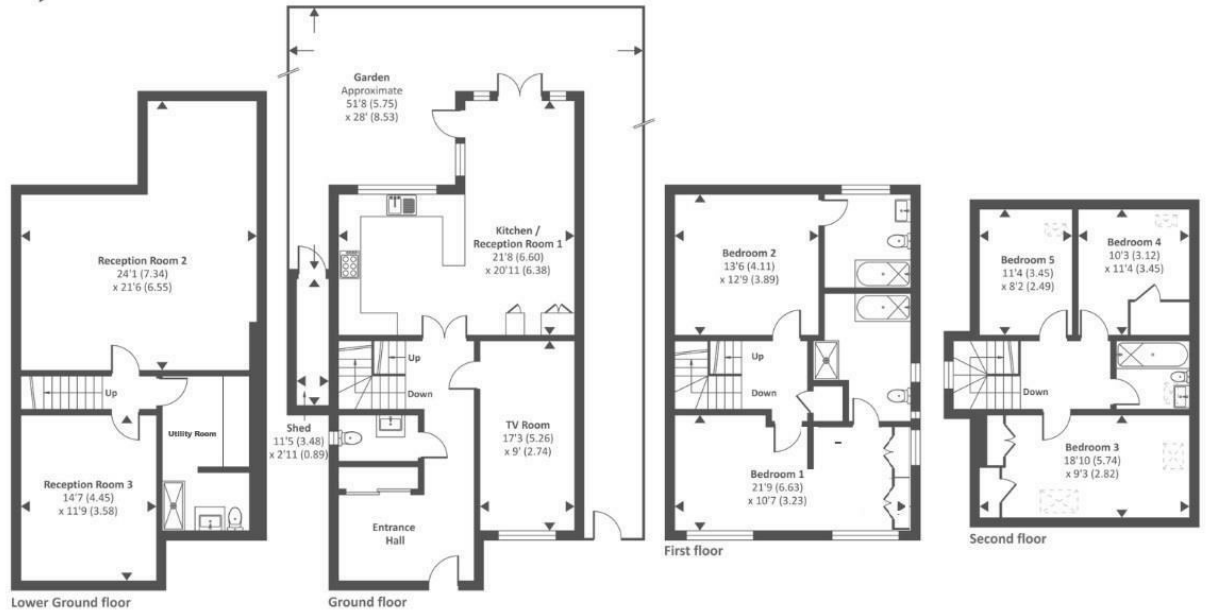
Council Tax Band: G
EPC: B



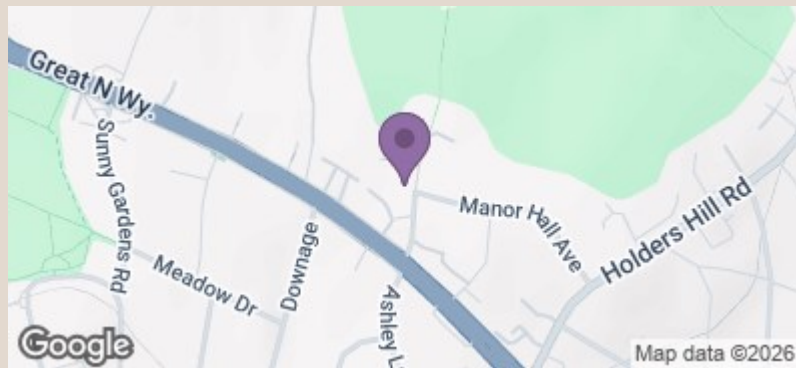








Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		81	86
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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