

CHARMILL

RESIDENTIAL



Bridge Lane, Hendon NW11

£1,846 Per week



6



5



2



B

Bridge Lane



Description

A beautifully presented six-bedroom family home offering approximately 2,806 sq ft of spacious and modern accommodation. The ground floor comprises a spacious kitchen/dining room with direct access to a large private rear garden, a separate reception room, study and guest cloakroom.

The property offers six well-proportioned bedrooms and five bathrooms, four of which are en-suite. The principal bedroom benefits from a private terrace, fitted wardrobes and a spacious en-suite bathroom featuring both a bath and separate shower. The top floor also provides useful eaves storage.

Further benefits include air conditioning and a private driveway providing off-street parking. Ideally situated on Bridge Lane, the property is within easy reach of the shops, restaurants and amenities of Golders Green and Hendon, as well as excellent transport links, local schools and nearby green spaces.

Some images have been virtually furnished for illustrative purposes only

- 6 Bedrooms
- Rear garden
- Off street parking
- 5 Bathrooms
- Large balcony
- Air conditioning





SD Investments & Management

Bridge Lane, NW11

CAPTURE DATE: 07/12/2020 LASER SCAN POINTS: 10,905,296

GROSS INTERNAL AREA

260.71 sqm / 2806.26 sqft

Ground Floor

- GARDEN: 21.74m x 10.36m (71'6" x 34'0") Approx.
- KITCHEN/DINING ROOM: 9.31m x 8.05m (30'7" x 26'5")
- STUDY: 2.61m x 2.64m (11'10" x 8'8")
- RECEPTION: 5.95m x 3.67m (19'7" x 12'0")
- DRIVE: 6.71m x 5.69m (22'0" x 18'8") Approx.
- FRONT GARDEN: 6.90m x 4.20m (22'8" x 13'9") Approx.

First Floor

- TERRACE: 5.06m x 2.58m (16'7" x 8'6")
- MAIN BEDROOM: 5.01m x 4.21m (16'5" x 14'0")
- BEDROOM 2: 3.71m x 3.35m (12'2" x 11'0")
- BEDROOM 4: 3.69m x 2.91m (12'1" x 9'7")
- BEDROOM 3: 4.16m x 3.70m (13'8" x 12'2")

Second Floor

- BEDROOM 5: 4.79m x 3.94m (15'9" x 12'11")
- BEDROOM 6: 6.94m x 3.70m (22'9" x 12'2")
- EAVES STORAGE: 6.15m x 2.94m (20'2" x 9'8")

Legend: — Ground Floor — First Floor — Second Floor

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	82	86
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



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