



**ASHLEY LANE**

Hendon

London NW4 1AX



MAX. HEADROOM  
2.4m (7'7")

CCTV  
in operation

KEEP GATE  
ENTRANCE  
CLEAR  
AT ALL TIMES

roundtree  
real estate

2 Bedrooms  
2 Bathrooms  
EPC Rating: B

**Price £429,950**

A beautifully presented apartment situated on the first floor of this modern luxury purpose built gated block.



Boasting a contemporary communal entrance with lift providing access to the apartment which features a 28ft open plan kitchen dining living room with access to a private balcony. The luxury fitted kitchen has stone worksurfaces and integrated appliances. The master bedroom features fitted wardrobes with a modern en-suite shower room and access to private balcony. Further features include a modern family bathroom, under floor heating and gated off street parking.



- 2 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Dining/Living Room
- Modern Décor
- Private Balcony
- Allocated Parking Space





# 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.

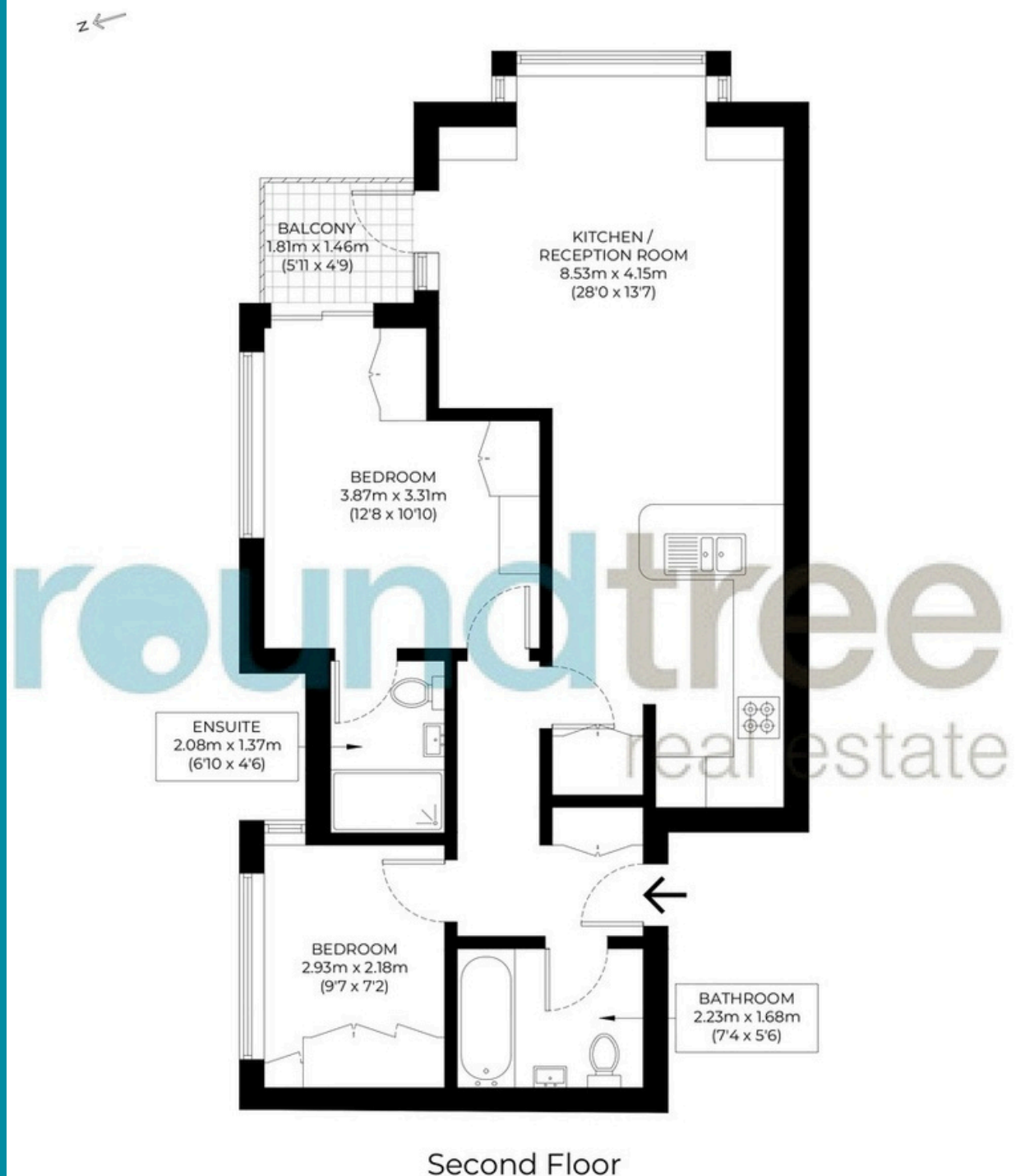
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

# Floorplan


Approximate gross internal area

60.7 sqm / 653 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.



 GROSS INTERNAL AREA (GIA)  
60.7 sqm / 653 sqft

 EXTERNAL STRUCTURAL FEATURES  
2.6 sqm / 28 sqft

 RESTRICTED HEAD HEIGHT (RHH) /  
EAVES STORAGE  
0 sqm / 0 sqft

020 8203 2111  
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL

# roundtree

real estate

General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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 built-in 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.