



EDINBURGH HOUSE, TENTERDEN GROVE

Hendon
London NW4



Purpose Built Apartment
EPC Rating: C

Price £525,000

Situated on the corner of Tenterden Grove and Parson Street is this 2 double bedroom, second floor apartment which extends to in excess of 1000 sq. Ft.



Internally the property has been renovated throughout by the current vendors to include a fully fitted kosher kitchen/breakfast room, a double volume living dining room with far reaching views, master bedroom with custom made fitted wardrobes, second bedroom, modern family bathroom, separate WC/cloakroom and utility cupboard.

The block benefits from a lift to all floors and externally there are well-tended communal gardens and a detached garage which is very useful for storage or parking. The location of the property is convenient for Brent Street's shopping amenities and transportation. Share of freehold. Sole Agents.



- Two Double Bedrooms
- Large Double Volume Reception Room
- Spacious Kosher kitchen/Breakfast Room
- Luxury Family Bathroom
- Guest Cloakroom
- Detached Garage
- Well Matured Communal Gardens
- Sole Agents





Hendon

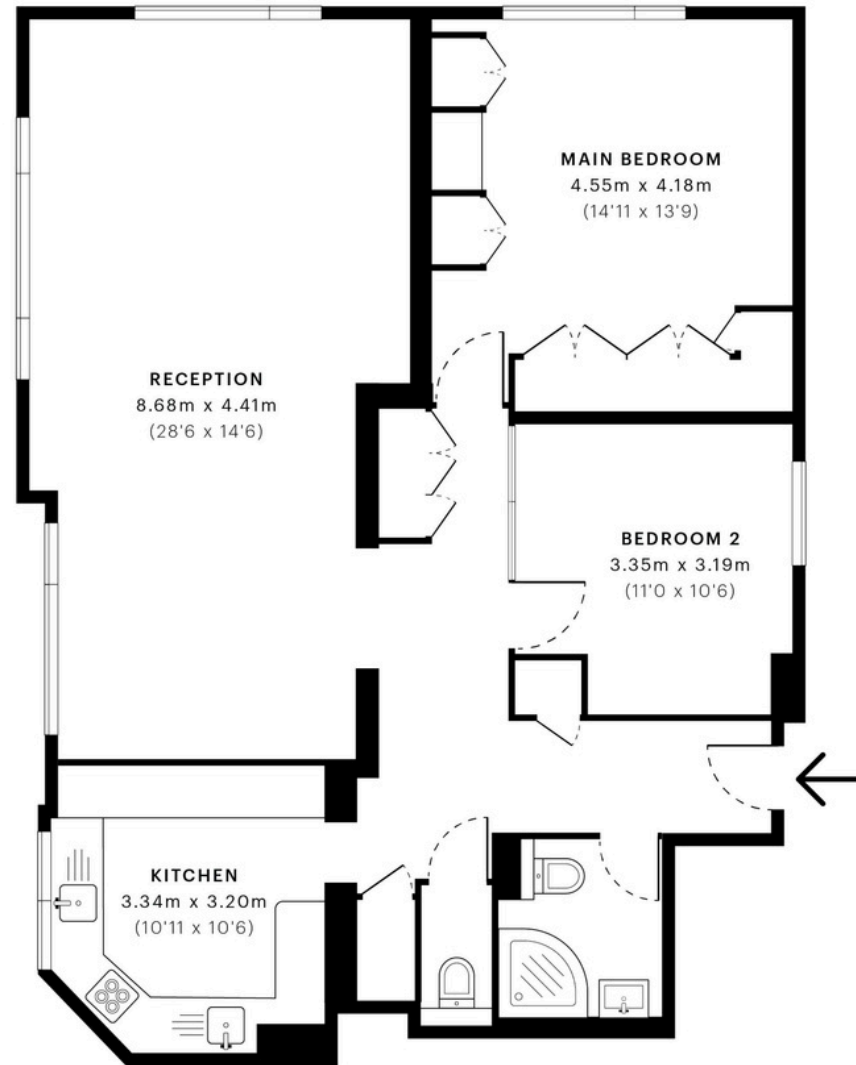
Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some 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

97.94 sqm / 1054.22 sqft



— 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 the property
97.94 sqm / 1054.22 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
91.72 sqm / 987.27 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

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To register your interest:

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