

Spectrum House, Hillview Gardens

London, NW4

WAYNE & SILVER



The Property

Set within a luxurious purpose built building is this spacious 1343 sq ft / 124.7 sq m three bedroom, two bathroom apartment, terrace and two underground gated parking spaces.

Located on the second floor with lift service the flat features a large entrance hall and very spacious 29' double reception room with a full width terrace accessed via double sliding doors. The property features a principle bedroom with built in wardrobe and en-suite bathroom, separate modern kitchen, two large double bedrooms and family bathroom. Two underground parking spaces are also sold with the apartment.

Spectrum House is excellently located for the amenities and transport links of Brent street together with being roughly 1m away from Hendon Central station (Nother line).

Sold Chain free.

Images are digitally staged

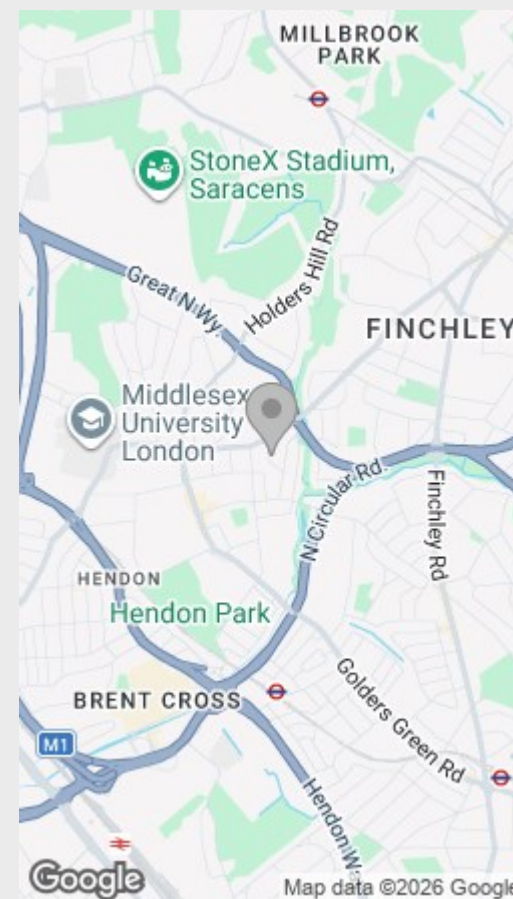
Key Features

- Spacious double reception
- Terrace
- 1342 sq ft / 124.7 sq m
- 2 underground parking spaces
- Purpose built building
- *Images are digitally staged*





Location





Hillview Gardens

£850,000

BEDROOMS

3

BATHROOMS

2

INTERNAL

1343.00 sq ft

EPC

B

LOCAL COUNCIL

Barnet

TAX BAND

G

TENURE

Leasehold

YEARS REMAINING

144



Floorplan & EPC

£850,000

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Spectrum Apartments, NW4

Approximate Gross Internal Area = 1343 sq ft / 124.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

WAYNE & SILVER

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