DREAMVIEW
ESTATES

Asking Price £550,000

Hocroft Court, Off Hendon Way, Childs Hill, London, NW2 2LU

2
Bedrooms

1
Bathroom

34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055

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(PLEASE NOTE PHOTOS TAKEN PRIOR TO CURRENT LETTING)

An Exceptional Opportunity to Own a Spacious and Beautifully Presented Home

in a Desirable North West London Location

A spacious, bright and beautifully presented two-bedroom flat, offering approximately **850 sq ft (79 sq m)** of well-proportioned accommodation, situated on the second floor of a well-maintained, purpose-built residential block.

Ideally located just off Hendon Way, between Cricklewood Lane and Finchley Road, this attractive property combines generous living space, comfortable modern interiors, a private balcony, well-maintained communal gardens and the significant benefit of **share of freehold with a 999-year lease and no ground rent**.

Beautifully Presented & Well Maintained

The property has been carefully maintained and benefits from a number of improvements, including:

- Excellent decorative condition throughout.
- Replacement internal fire-rated doors.
- Energy-efficient LED lighting throughout.
- Updated electrical consumer unit, with supporting certification available upon request.
- Attractive neutral interiors, creating a bright and welcoming atmosphere.
- Practical fitted storage and well-maintained living spaces.

Presented in **excellent decorative condition throughout**, the property offers an inviting and comfortable living environment, with thoughtfully maintained interiors, attractive neutral finishes and excellent natural light.

Spacious, Bright & Comfortable Living

The property welcomes you into a particularly generous entrance hallway, offering space for a dining area and creating an excellent sense of openness upon entering.

The spacious reception room provides a comfortable setting for both relaxing and entertaining, with direct access to a **private balcony**, offering an enjoyable outdoor space.

The separate fitted kitchen benefits from generous worktop space, ample fitted cupboards and practical storage, combining functionality with an attractive, well-maintained finish.

Both bedrooms are well-proportioned doubles, providing comfortable accommodation with excellent flexibility for families, couples or those working from home.

The property also benefits from a family bathroom and a separate WC, offering additional everyday convenience.

Excellent Potential to Create a Third Bedroom

One of the propertys most attractive features is its generous internal floor area and flexible layout.

With approximately **850 sq ft (79 sq m)** of accommodation, the flat offers excellent potential to be reconfigured into a three-bedroom property.

Similar flats within the development have already been successfully converted to provide three bedrooms, demonstrating the potential of this layout.

This makes the property particularly appealing to growing families, buyers seeking additional accommodation or those looking for a flexible home with future possibilities.

Any proposed alterations would be subject to the necessary approvals, consents and applicable building regulations.

Key Property Features

- Spacious and beautifully presented two-bedroom flat
- Approximately **850 sq ft (79 sq m)** of accommodation
- Situated on the second floor of a purpose-built residential block
- Two generously sized double bedrooms
- Bright and spacious reception room
- Private balcony
- Separate fitted kitchen with ample storage
- Large entrance hallway with dining area
- Family bathroom and separate WC

- Access to well-maintained communal gardens
- Off-street parking
- Excellent decorative condition throughout
- Internal fire-rated doors
- Energy-efficient LED lighting
- Updated electrical consumer unit with certification available
- Excellent potential to create a third bedroom, subject to necessary consents
- Convenient location near Hampstead Heath and Golders Hill Park
- Good transport links and local amenities
- **Share of freehold**
- **999-year lease from 1 November 2010**
- **No ground rent**
- **Service Charge £2500 approx**
-

PRICE £550,000 SHARE OF FREEHOLD WITH CONCURRENT LEASE

EPC BAND D

COUNCIL TAX BAND D

Reception Room *16' 5" x 12' 1" (5.00m x 3.68m)*

Bedroom *13' 1" x 10' 2" (3.99m x 3.10m)*

Bedroom *15' 5" x 12' 1" (4.70m x 3.68m)*

Kitchen *12' 9" x 9' 5" (3.89m x 2.87m)*

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