



TENTERDEN GARDENS

Hendon
London NW4



Detached House
EPC Rating: E

Price £1,200,000

The house is situated in a quiet, well-maintained residential street. It was sold in 1947 to the family of the current owners and has not been on the market since.



This welcoming home was built in 1935 by the same architect who had designed three neighbouring houses. It contains significant entertaining space, original parquet flooring in the downstairs hall and drawing and dining rooms and a large south-west facing rear garden and terrace. There is a toilet with separate washbasin area on the ground floor, a kitchen and a garage which is accessible from the inside hall and which contains a built-in concrete wine store.

The house has great potential with the possibility for modernisation to suit new owners. There are three bedrooms, one bathroom and separate toilet on the first floor. The master-bedroom includes a built-in dressing space with 4 spacious built in wardrobes and direct access to a balcony which extends the entire width of the house, overlooking the rear garden. The two smaller bedrooms both have sinks and built-in wardrobes. There is also a substantial loft space.

The large, airy inter-connecting dining and drawing rooms on the ground floor have exceptionally wide rooms with high ceilings and a lot of natural light; the drawing room contains the original fireplace and both rooms have attractive French windows leading onto the wide terrace and large garden, approximately 23.87x 12.47m (78-4 x 40-9), which has many old trees protecting its privacy. The smaller well-established front garden has a driveway alongside it, leading to the garage.

The house is situated in a quiet, well-maintained residential street. It was sold in 1947 to the family of the current owners and has not been on the market since. It contains many features of interest including a wooden banister and the original marble sink and taps in the bathroom.

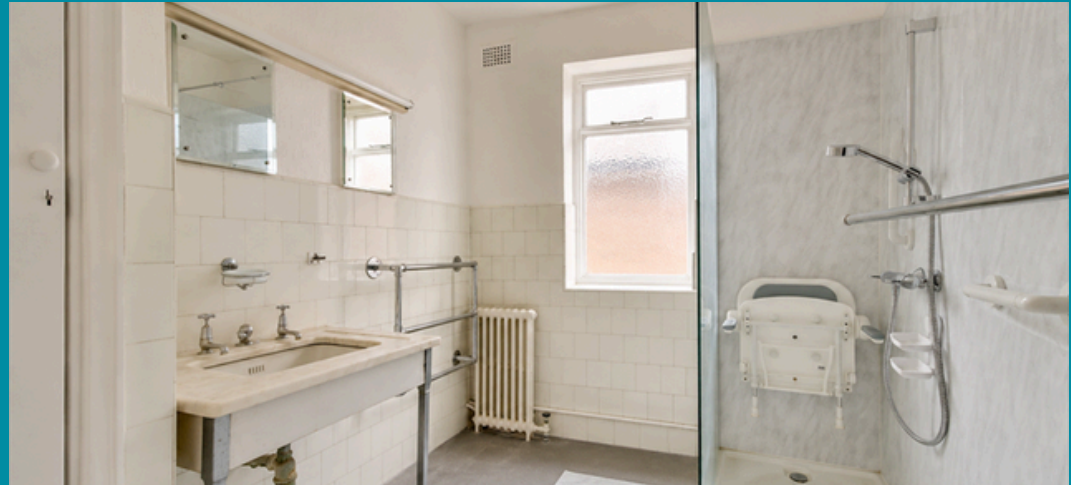
The house is near to a primary school, with several other schools nearby. It is in walking distance from Brent Street with food shops and restaurants, bus-stops, medical centres and Hendon Central underground station on the Northern Line.



- Three bedrooms
- Drawing room
- Dining room
- Eat-in kitchen
- Master Bedroom with dressing area and balcony
- Many original features
- Integral garage
- South-west facing rear garden with terrace
- Established front garden with driveway
- Chain free







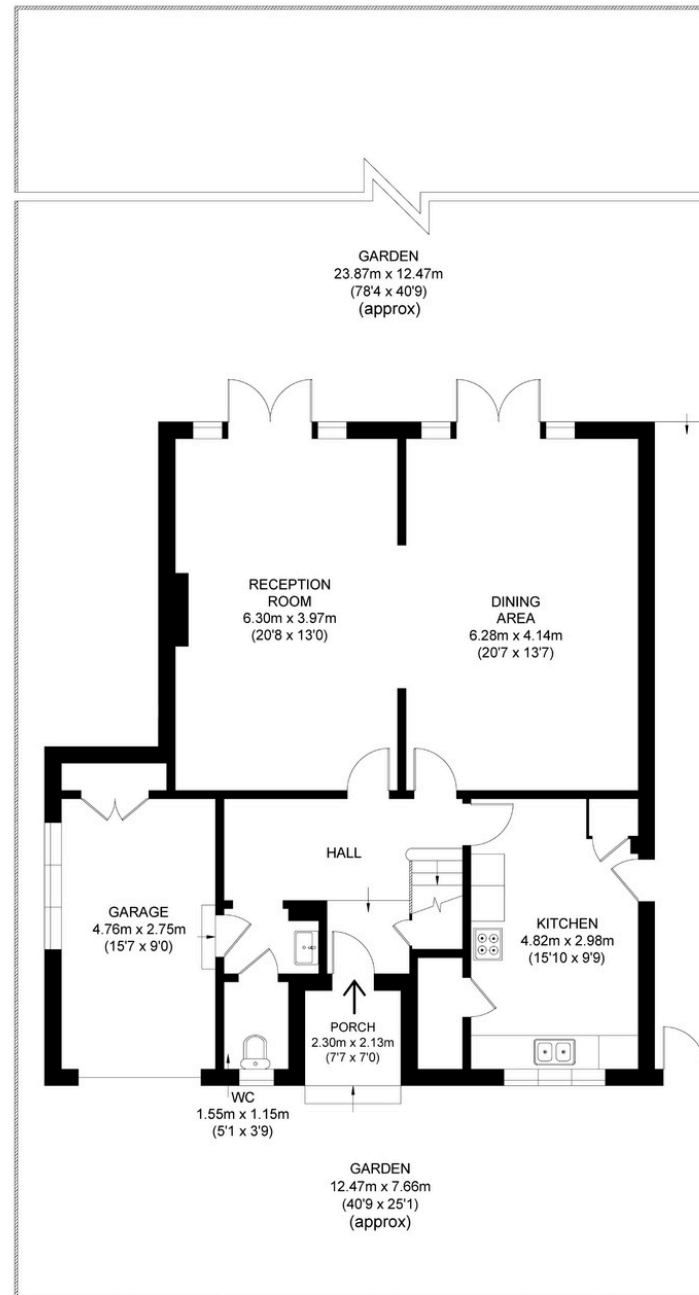
Floorplan

Approximate gross internal area

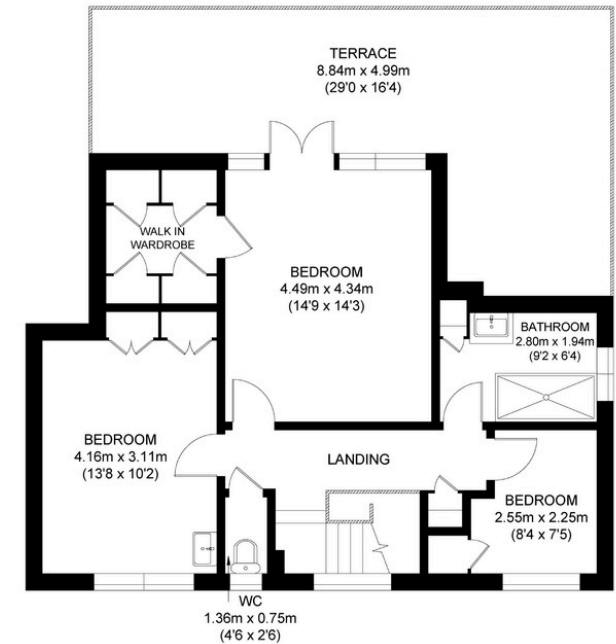
162 sqm / 1738 sqft

(Including Garage)

13 Sqm / 143 Sqft



Ground Floor



First 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 this property.
161.51 Sqm / 1738.4 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.
71.21 sq m / 766.4 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
00.00 sq m / 000.0 sq ft

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.

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