



Rosewood House, Hendon, NW4

£400,000 *Share of Freehold*

3 1 1

Situated on the first floor of the well-maintained Rosewood House development, this spacious three double bedroom apartment offers bright, well-proportioned accommodation throughout.

KEY FEATURES

- THREE-BEDROOM APARTMENT
- FIRST FLOOR
- SPACIOUS RECEPTION ROOM
- FAMILY BATHROOM
- BALCONY
- MODERN KITCHEN
- AVAILABLE FROM 1 ST OF AUGUST



Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The property comprises a welcoming entrance hallway with ample built-in storage, a generous reception room opening onto an attractive Juliet balcony, a well-appointed kitchen, three excellent-sized double bedrooms, and a family bathroom.

Thoughtfully designed with practicality and comfort in mind, this delightful home is perfectly suited to families, professional couples, or investors seeking a generously proportioned apartment in a highly desirable location.

Rosewood House enjoys a prime position in the heart of Hendon, offering excellent access to a wide range of local amenities, including supermarkets, cafés, restaurants and shopping facilities.

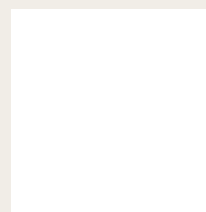




LOCATION

Hendon, offering excellent access to a wide range of local amenities, including supermarkets, cafés, restaurants and shopping facilities. The area is exceptionally well connected, with Hendon Central Underground Station (Northern Line), Hendon railway station and an extensive network of bus routes providing convenient access into Central London and beyond.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HEN260215>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 969 year and 8 months

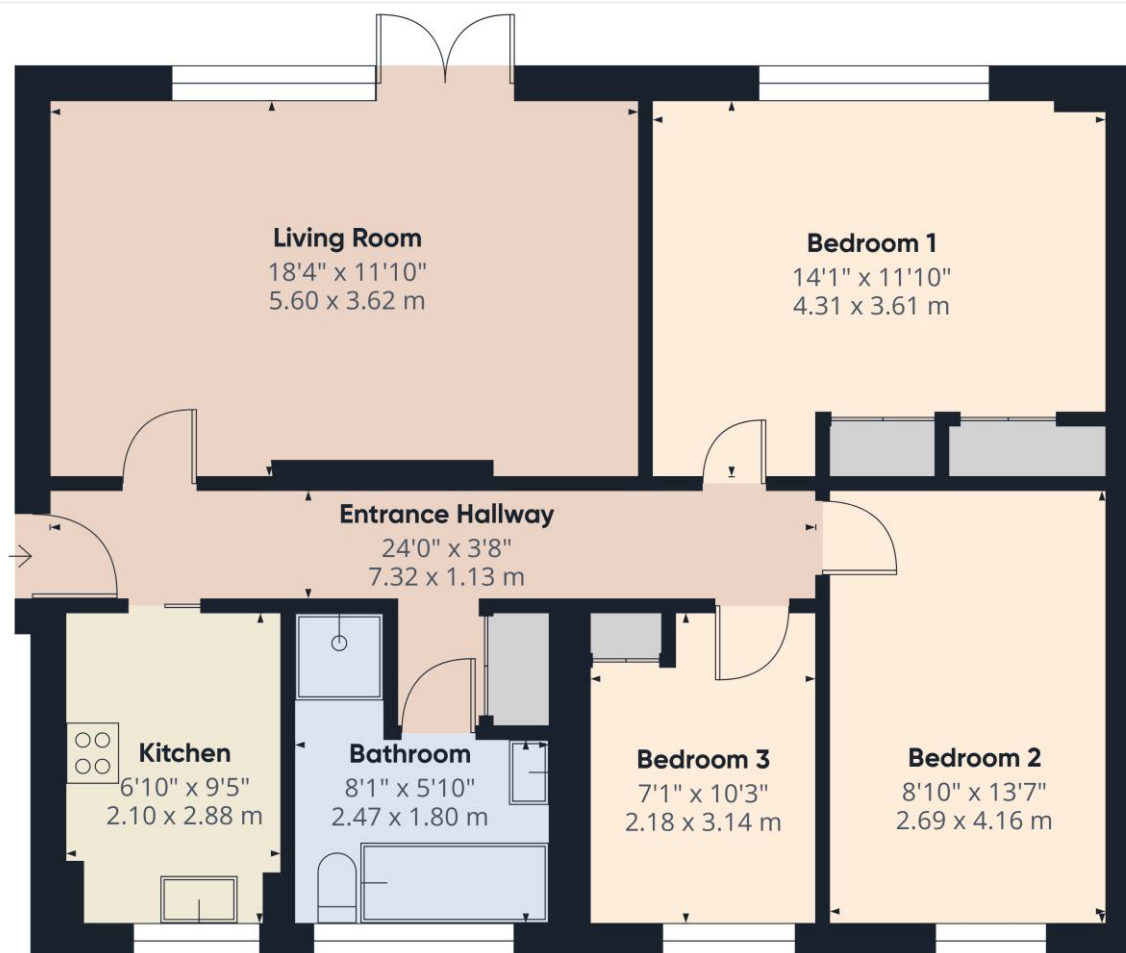
Service Charge: £2340 per annum

Ground Rent: Peppercorn

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
788 ft²
73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.