



Florence Street, London, NW4

£700,000 *Freehold*



An elegant and beautifully proportioned four-bedroom family home arranged over three floors, offering generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hallway, guest WC, separate laundry room, fitted kitchen and an impressive through lounge providing distinct reception and dining areas, ideal for both family living and entertaining. The first floor offers two spacious double bedrooms, a further single bedroom, family bathroom and separate WC, while the top floor provides a superb principal bedroom with en-suite facilities and useful eaves storage. Externally, the property benefits from off-street parking for two cars and a private, low-maintenance paved rear garden with convenient access to the pathway beyond.

KEY FEATURES

- IMPRESSIVE THROUGH LOUNGE WITH DEDICATED DINING AREA
- SUPERB PRINCIPAL SUITE OCCUPYING THE TOP FLOOR
- EN-SUITE SHOWER ROOM & EXCELLENT EAVES STORAGE
- TWO GENEROUS DOUBLE BEDROOMS
- SEPARATE LAUNDRY ROOM & GUEST WC
- PRIVATE LOW-MAINTENANCE REAR GARDEN WITH GATED ACCESS
- OFF-STREET PARKING FOR TWO CARS
- PRIME HENDON LOCATION CLOSE TO TRANSPORT, SCHOOLS & AMENITIES



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Florence Street is ideally positioned in the heart of Hendon, within easy reach of the extensive shops, cafés, restaurants and everyday amenities of Brent Street, with further shopping available at Brent Cross. Hendon Central Underground Station is approximately half a mile away, providing Northern line connections into Central London, while Hendon railway station offers additional National Rail services. Families are particularly well served by a selection of nearby schools, including St Mary's and St John's CofE School and Sunnyfields Primary School, both recorded as Good by Ofsted. The area also enjoys excellent access to green open spaces, including Hendon Park and the expansive Sunny Hill Park, making this a particularly convenient setting for families seeking a balance of connectivity, amenities and outdoor space.



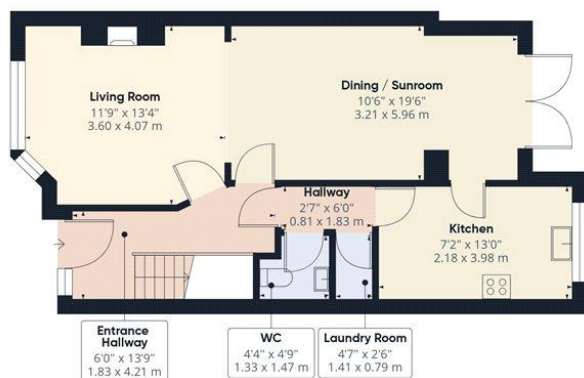


MATERIAL INFO

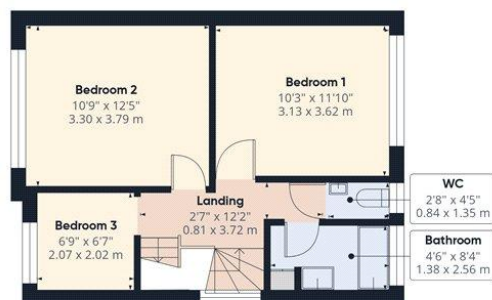
Tenure: Freehold

Council Tax Band: D

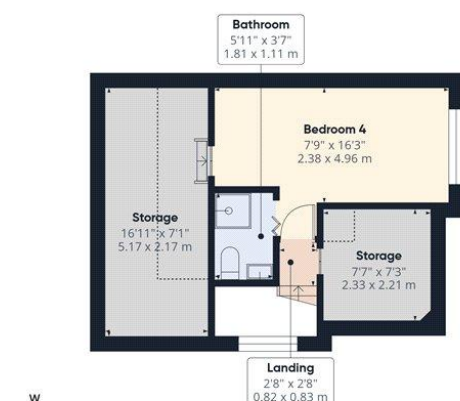
EPC rating: D



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾1302 ft²
120.9 m²

Reduced headroom

122 ft²
11.3 m²

(1) Excluding balconies and terraces

Reduced headroom

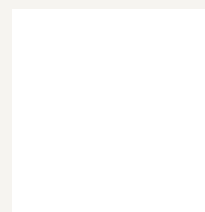
Below 5 ft/1.5 m

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/sale/property/HEN260213>

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.

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