



Allington Road, Hendon, NW4

£1,000,000 *Freehold*

5  2  2 

CHAIN FREE - This substantial five-bedroom detached residence presents a rare opportunity for those looking to create a bespoke family masterpiece from a completely blank canvas. The ground floor interior is characterized by its remarkable sense of scale, featuring two expansive, light-filled reception rooms that boast large characterful bay windows and high ceilings. A spacious kitchen provides a functional hub with views over the private rear garden, which currently features a generous lawn and a sizeable

KEY FEATURES

- Exceptional development opportunity
- Impressive internal proportions
- Generous plot with excellent parking
- Outstanding transport connectivity
- Rich local amenities and green spaces
- Outstanding natural light throughout



Hendon

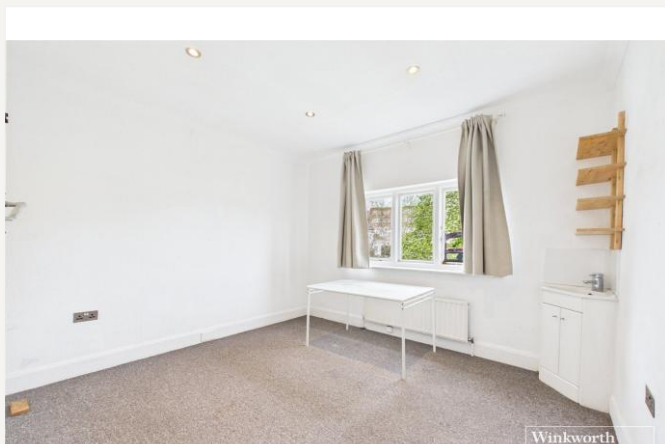
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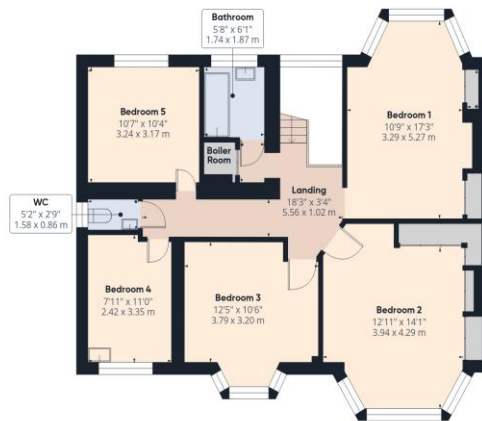
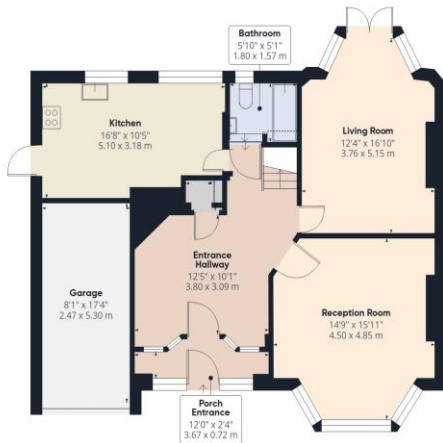
outbuilding/shed. Ascending to the first floor, the property offers five well-proportioned bedrooms, including several large doubles with additional bay windows, and a family bathroom. The entire home is currently cleared of heavy furniture and decor, making it immediately accessible for structural or cosmetic renovation. Adding incredible value to the site is the existing planning permission for both a rear extension and a basement conversion (STPP), allowing an ambitious buyer to transform the current 1,950 sq. ft. layout into a significantly larger, multi-level luxury home. The exterior is equally impressive, situated on a premier plot with an integral garage and a massive crazy-paving driveway that comfortably provides off-street parking for up to six vehicles. Location is a key highlight, as the property is situated just 0.6 miles from Hendon Central Underground Station (Northern Line)—a short 5-minute walk. This provides residents with rapid, direct travel times of approximately 20 minutes to Euston and 30 minutes to Bank, making it an ideal base for City and West End commuters.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: E



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Approximate total area^m
 1950 ft²
 181.4 m²

Reduced headroom
 2 ft²
 0.2 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		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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