



Winkworth

for every step...

Egerton Gardens, London, NW4

£1,000,000 Freehold

4  2  3 

An exceptional four-bedroom, three-bathroom family home, beautifully presented throughout and thoughtfully extended to provide generous, contemporary living accommodation arranged over three floors. The welcoming entrance hallway provides access to a convenient guest cloakroom and an impressive through lounge, creating well-defined living and dining areas ideal for both everyday family life and entertaining. To the rear, a superb extended kitchen forms the heart of the home, finished to an excellent standard with an extensive range of integrated appliances and storage, a substantial central island with breakfast-bar seating, and overhead skylights that flood the space with natural light. Striking full-height French doors provide a seamless connection to the beautifully maintained rear garden, which combines a paved entertaining area with lawn and a useful garden shed.

KEY FEATURES

- EXTENDED TERRACED FAMILY HOME
- ARRANGED OVER THREE FLOORS
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- WELL-MAINTAINED PRIVATE REAR GARDEN WITH SHED FOR STORAGE
- EXTENDED MODERN FITTED KITCHEN WITH LARGE FLOOR-TO-CEILING SLIDING GLASS DOORS



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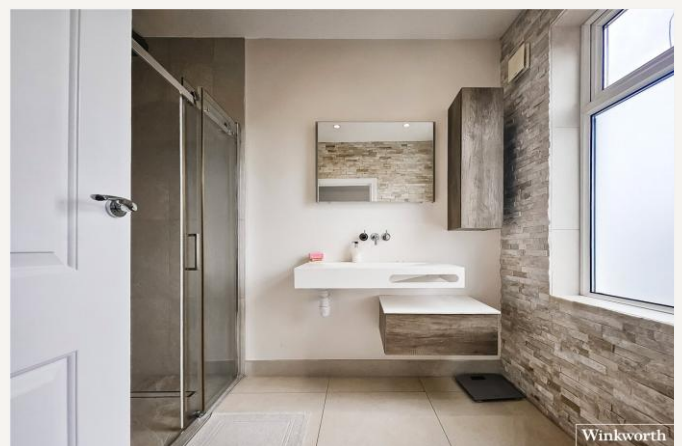
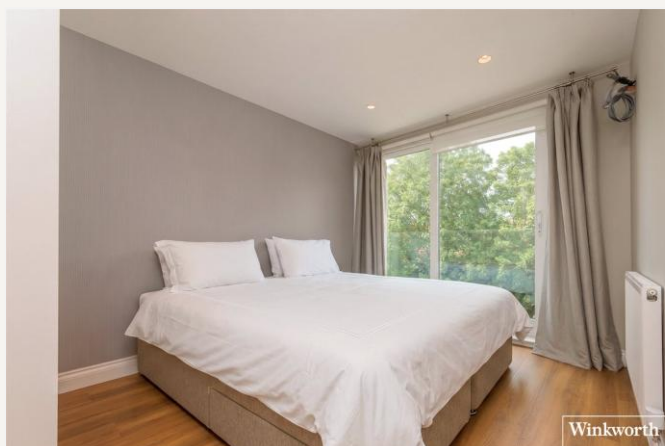
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The first floor offers two generous double bedrooms, including an elegant principal bedroom with its own en-suite shower room, together with a stylish family bathroom. The thoughtfully converted second floor provides a further two bedrooms and an additional bathroom, completing an exceptionally versatile home that is perfectly suited to a growing family and presented in superb condition throughout.

Egerton Gardens is a desirable residential setting in the heart of Hendon, combining a quieter residential environment with excellent access to the area's extensive amenities and transport connections. Hendon Central Underground Station is approximately 0.4 miles away, providing Northern line services towards Central London, while the shops, cafés, restaurants and everyday amenities of Hendon are also within easy reach. Families are particularly well served by nearby schooling, with St Joseph's Catholic Primary School and Sunnyfields Primary School, both rated Good by Ofsted, approximately 0.2–0.3 miles away, while Hendon School and St Mary's and St John's CofE School are also conveniently located nearby. The area additionally benefits from attractive local green spaces and recreational facilities, offering an excellent balance between suburban family living and convenient access into Central London. With transport, schooling, shopping and open space all close at hand, the property offers an outstanding opportunity for families seeking a substantial, beautifully finished home in one of Hendon's established residential locations.



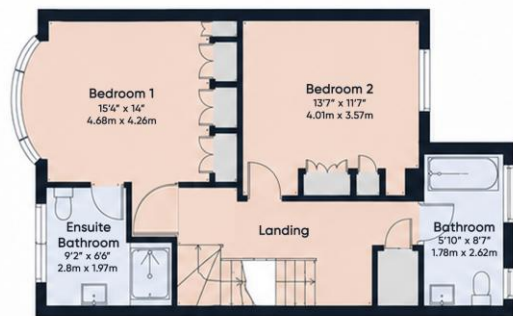


MATERIAL INFO

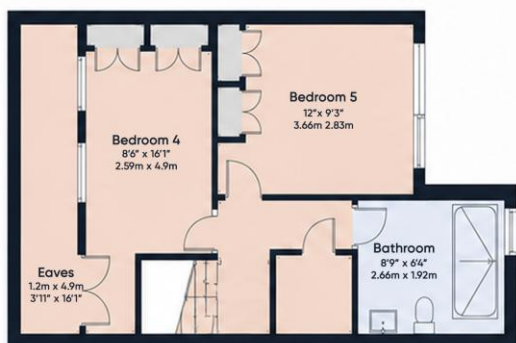
Tenure: Freehold
Council Tax Band: E
EPC rating: C



Ground Floor



Floor 1



Floor 2

Approximate total area^m
1737.6 ft²
161.4 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		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/HEN220230>

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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