



- **SOUGHT AFTER LOCATION**
- **BRIGHT & AIRY**
- **STYLISH**
- **LONG LEASE**
- **MODERN KITCHEN & BATHROOM**

EGERTON GARDENS, HENDON, NW4

£425,000 LEASEHOLD

STYLISH TWO-BEDROOM FIRST-FLOOR MAISONETTE IN PRIME NW4 LOCATION

Tenure: Leasehold

Term: Approx 119 years

Ground Rent: Approx £300 per annum

Council Tax Band: Band C

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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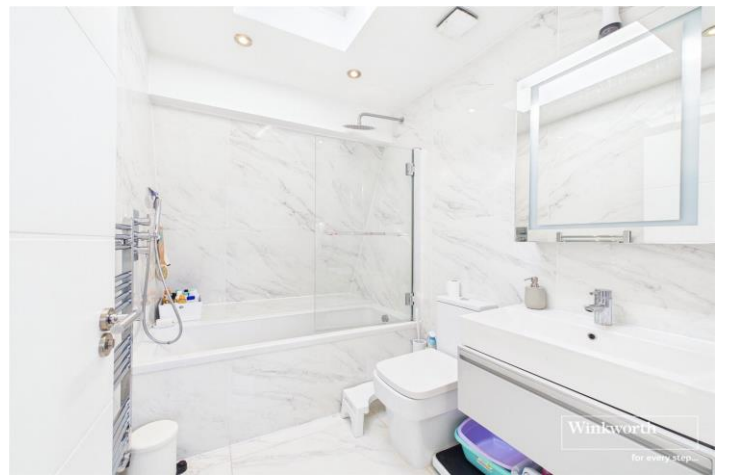
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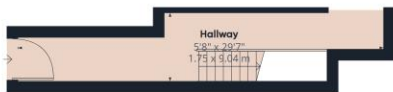
Set on the sought-after Egerton Gardens, this beautifully presented two-bedroom, one-bathroom first-floor maisonette offers a bright and modern living space in an unbeatable Hendon location. This charming home features a spacious open-plan kitchen and living area, featuring with contemporary finishes, and an abundance of natural light from dual-aspect windows and skylights. Both bedrooms are generously sized, with the principal room offering ample space for a work-from-home setup. The sleek bathroom is well-appointed, complementing the home's modern appeal. Perfectly positioned for convenience, the property is just moments from Middlesex University, Hendon Hospital, and the green open spaces of Sunny Hill Park. Hendon Central Underground Station (Northern Line) is within easy reach, along with excellent bus connections, making commuting effortless. Residents will also appreciate the proximity to a variety of local shops, cafes, and amenities.



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Ground Floor



Floor 1

Approximate total area[®]

826.65 ft²
76.8 m²

Reduced headroom

137.42 ft²
12.78 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

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