



Renters Avenue, Hendon, NW4

£500,000 *Share of Freehold*

3  1  1 

This sophisticated three-bedroom ground-floor residence, situated on a sought-after residential road in Hendon (NW4), offers an exceptional standard of living and comes with the significant advantage of a share of freehold. Meticulously renovated with a focus on high-quality materials and contemporary design, the apartment boasts an expansive open-plan layout that harmoniously blends a state-of-the-art kitchen with a generous living and dining area, creating a perfect hub for both entertaining and quiet family

KEY FEATURES

- Dual-Station Connectivity
- Share of Freehold
- Off Street Parking
- Private Garden
- Bright & Airy
- Turn Key



Hendon

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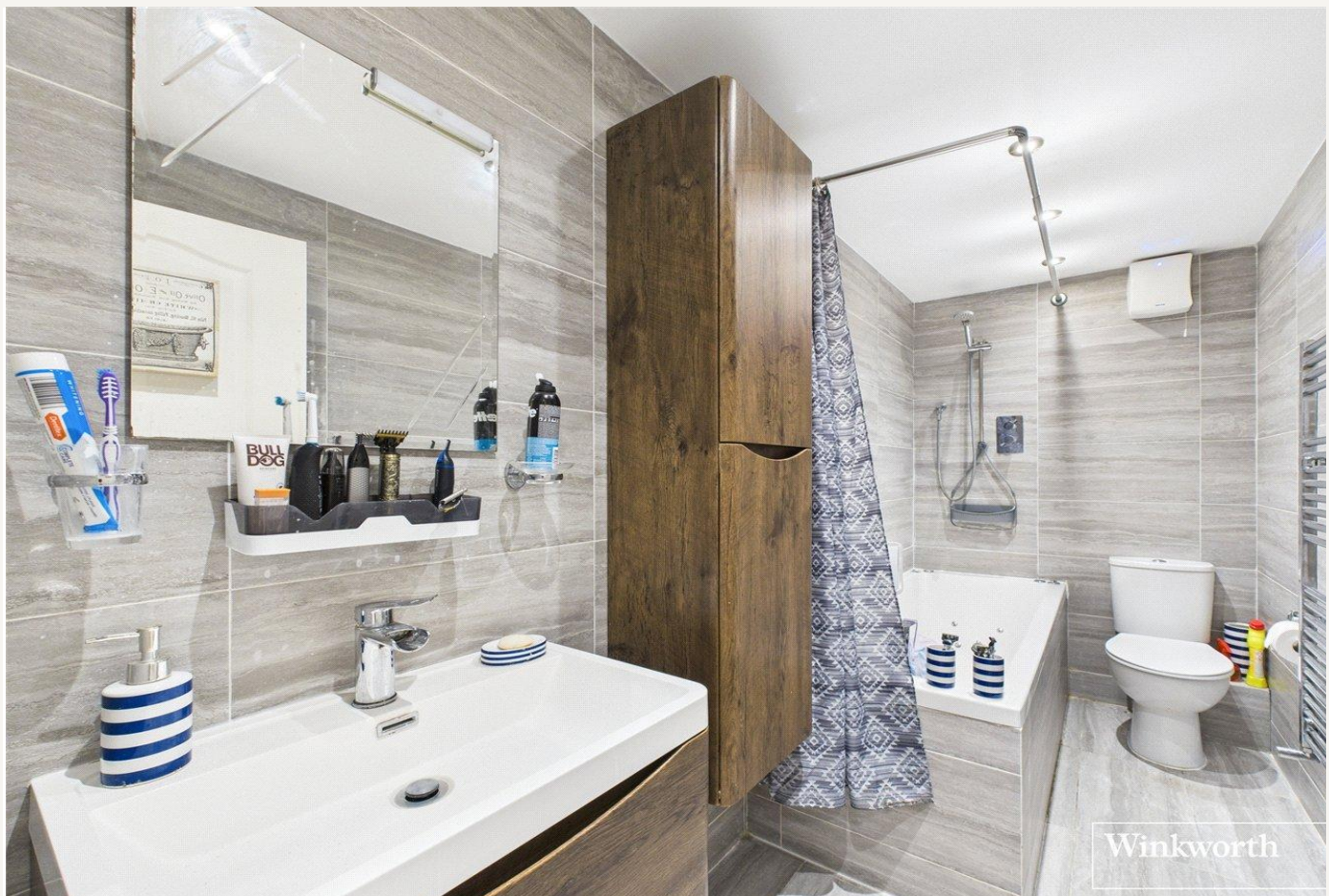
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life. Following a comprehensive full refurbishment and a thoughtful extension completed in 2017, the property now features sound-glazed windows throughout for maximum tranquility and an impressive level of insulation. Furthermore, there remains substantial scope for further extension to the side and rear, subject to the necessary planning permissions (STPP), offering a rare opportunity to add even more value. Practicality is also key, with significant loft storage accessible directly from the master bedroom via a conveniently built-in ladder. The property further benefits from three well-proportioned bedrooms, each designed with a clean, minimalist aesthetic, and a luxury family bathroom featuring premium fixtures. A standout feature of this home is the direct access to its own beautifully landscaped private garden—a rare sanctuary in London—as well as the convenience of dedicated off-street parking. Catering to the modern driver, each flat in this house is equipped with its own private EV charging station for electric vehicles.





MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: Band C
EPC rating: C

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Approximate total area⁽¹⁾
630 ft²
58.5 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.

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Bathroom
4'6" x 10'8"
1.39 x 3.25 m

Bedroom 1
7'11" x 10'8"
2.43 x 3.26 m

Bedroom 2
10'3" x 15'3"
3.12 x 4.66 m

Living Room
14'5" x 10'1"
4.41 x 3.08 m

Kitchen
8'2" x 12'1"
2.51 x 3.70 m

Bedroom 3
6'11" x 11'9"
2.12 x 3.60 m

Entrance Hallway
11'5" x 3'0"
3.49 x 0.93 m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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