



WESTSIDE, HENDON, LONDON, NW4  
**£615,000 FREEHOLD**

## A WELL PRESENTED TWO/THREE BEDROOM SEMI-DETACHED HOUSE SITUATED ON WESTSIDE, NW4

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## DESCRIPTION:

Presenting a well presented two/three bedroom semi-detached house situated on Westside, NW4. Its prime location offers unparalleled convenience for commuting in and out of London, thanks to its proximity to the M1 motorway and A406.

The ground floor boasts a generously sized double living room adorned with a dining area with access out to lovely garden, a tiled bathroom suite, an adaptable office/third bedroom, and a separate kitchen.

Ascending to the upper level, you'll find two generously proportioned double bedrooms, each complemented by its own en-suite bathroom, ensuring utmost comfort and privacy for residents. Further benefits include garage, gas central heating and a shared driveway. Chain free, FREEHOLD - PROPERTY SOLD AS CURRENTLY SEEN.

EPC - D

Council Tax band - E

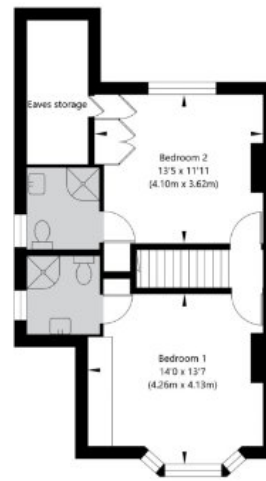
## AT A GLANCE

- TWO/THREE BEDROOM HOUSE
- SEMI DETACHED
- LARGE PRIVATE GARDEN
- GARAGE
- FREEHOLD
- CHAIN FREE - SOLD AS SEEN





Westside, London NW4 4XD



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 42.9 SQ M / 462 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 97.82 SQ M / 1053 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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.

Tenure: Freehold

Council Tax Band: E

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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