



Barford Close, NW4

£260,000 *Leasehold*



Situated on the sought-after Barford Close in Hendon, this beautifully presented one-bedroom first-floor flat offers a perfect blend of comfort, natural light and future potential.

KEY FEATURES

- WELL-PRESENTED FIRST FLOOR FLAT
- BRIGHT AND AIRY
- WELL PROPORTIONED
- POTENTIAL TO EXTEND LOFT (STPP)
- CONTEMPORARY SEPARATE KITCHEN
- LARGE DOUBLE BEDROOM



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The property is introduced by the rare advantage of a private driveway providing off-street parking for one car. Internally, the flat is bright and airy throughout, with a standout bay-fronted reception room that enjoys an abundance of natural light, creating a welcoming and refined living space ideal for both relaxing and entertaining. A modern, separate kitchen is thoughtfully designed, while the well-proportioned double bedroom benefits from fitted storage and a tranquil outlook.

A particularly attractive feature is the ownership of the loft space, offering excellent scope for extension (subject to the necessary planning permissions), presenting an exciting opportunity to further enhance both space and value.

Barford Close is ideally positioned to enjoy the very best of Hendon and its neighbouring areas. A wide array of local amenities can be found nearby, including supermarkets such as Tesco Express, Sainsbury's Local and Waitrose, all within easy reach, alongside a variety of cafés, restaurants and everyday conveniences.

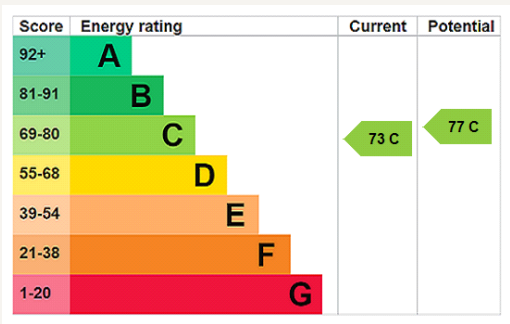
For commuters, the property is exceptionally well connected. Northern Line services are available from nearby Colindale and Hendon Central stations (both approximately 0.7 miles away), providing direct access into Central London, while Thameslink services from Hendon station offer swift links to St Pancras International, Luton Airport and beyond. The A41 is also easily accessible, making journeys by car equally convenient.

The area is particularly well regarded for its abundance of green open spaces. Residents can enjoy the nearby Sunny Hill Park, ideal for walks and outdoor leisure, as well as the expansive Mill Hill Park, a 14-hectare Green Flag award-winning park offering sports facilities, landscaped gardens and a nature reserve. With over 100 parks and open spaces within a short distance, the location provides an excellent balance of urban living and natural surroundings.

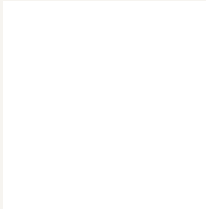
Combining bright, well-designed interiors, valuable outdoor parking, and exciting development potential, this property represents an exceptional opportunity for first-time buyers, investors or those seeking a home with scope to grow, all within a well-connected and increasingly desirable North-West London location.

MATERIAL INFO

- Tenure: Leasehold
- Term: 954 years and 2 months
- Service Charge: TBC
- Ground Rent: £85 Annually (subject to increase)
- Council Tax Band:
- EPC rating: C



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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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