



- VICTORIAN PERIOD PROPERTY
- LONG LEASE
- PRIVATE GARDEN
- PERIOD FEATURES
- BRIGHT & AIRY
- EXCELLENT LOCATION & INVESTMENT POTENTIAL

SECOND AVENUE, HENDON, LONDON, NW4  
OFFERS IN EXCESS OF £340,000 LEASEHOLD

## A RARE OPPORTUNITY: STUNNING TWO-BED MAISONETTE WITH PERIOD FEATURES AND A SECLUDED GARDEN

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This charming two-bedroom Victorian period raised ground floor maisonette offers a blend of classic character and modern convenience. The property boasts a long lease and its own private entrance, providing a sense of exclusivity. Upon entering, you are greeted by a spacious entrance hallway. The well-proportioned Kitchen/Living Area features a striking fireplace and a beautiful bay window, creating a bright and inviting space for both relaxing and dining. The kitchen is integrated into this room, offering a sociable open-plan layout. The property has two double bedrooms. The main bedroom is generously sized and includes an original fireplace and direct access to a private garden, providing a tranquil escape. The second bedroom is a comfortable space that can be used as a guest room, study, or children's room. The family bathroom is equipped with both a full-size bath and a separate walk-in shower.



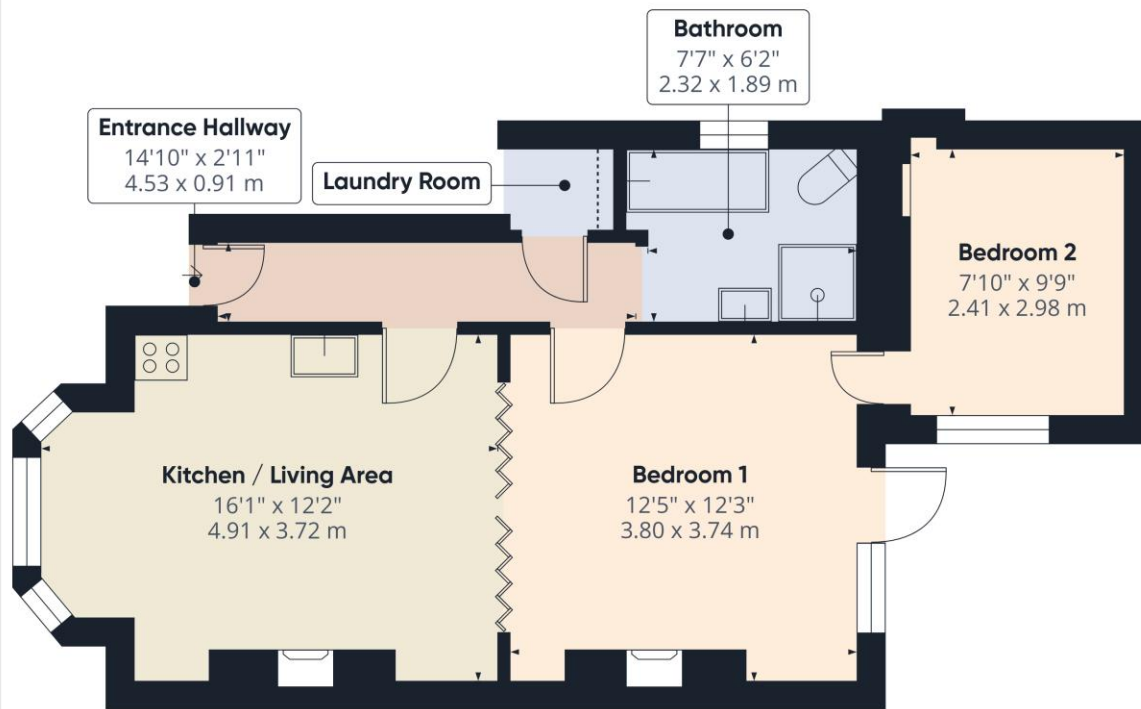
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Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
496 ft<sup>2</sup>  
46 m<sup>2</sup>

(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.

GIRAFFE 360

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             | 74 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 109 year and 0 months

**Service Charge:** Approx £1200 per annum

**Ground Rent:** Approx £ 50 Annually (subject to increase)

**Council Tax 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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