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for every step...

## Shirehall Park, Hendon, NW4

£1,750,000 *Freehold*



Positioned on one of Hendon's most sought-after residential roads, this outstanding detached family residence has been meticulously refurbished to an exceptional standard and offers beautifully proportioned accommodation arranged over three impressive levels, extending to more than 2,800 sq ft.

### KEY FEATURES

- Prime Shirehall Park location
- Substantial Accommodation
- Four En suite double bedrooms
- Off-street parking for multiple vehicles
- Underfloor heating throughout
- Garage with rear access to Brent Street
- Outstanding transport links and schools



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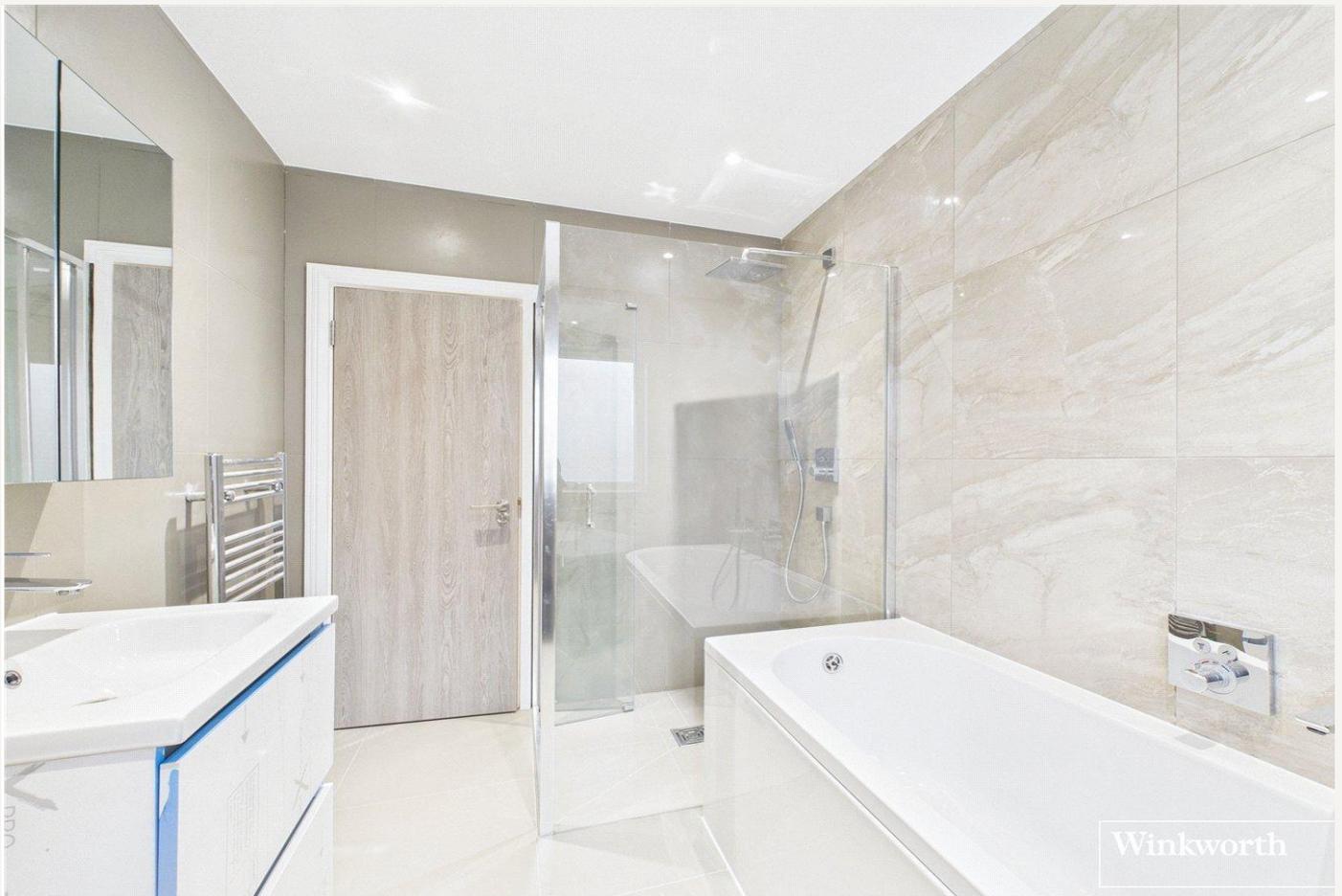
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Approached via a private driveway providing off street parking for up to three vehicles, the property immediately conveys a sense of quality and presence. Internally, the accommodation begins with a welcoming entrance porch which leads into a spacious open reception hall, creating an inviting and elegant arrival space. A discreetly positioned cloakroom and a separate utility room enhance everyday practicality, while an additional reception room to the front of the house provides an ideal formal sitting room, snug or home office. To the rear, the home opens into a magnificent extended living space incorporating a lounge, kitchen and dining area, designed with modern family living and entertaining firmly in mind. This exceptional area is flooded with natural light from a generous skylight and further enhanced by bi folding doors which open directly onto the rear garden. The bespoke kitchen, centred around a statement island and finished with high quality fittings, forms the heart of the home and seamlessly connects indoor and outdoor living.





#### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** Band E  
**EPC rating:** 67



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
 2855 ft<sup>2</sup>  
 265.2 m<sup>2</sup>  
 Reduced headroom  
 111 ft<sup>2</sup>  
 10.3 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	60 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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