



Holden Hill Gardens, Hendon NW4

£800,000 *Freehold*



Set within one of Hendon's most desirable residential enclaves, this beautifully proportioned four-bedroom semi-detached home offers an exceptional blend of space, comfort, and lifestyle appeal. Thoughtfully arranged across two generous floors, the property provides the perfect backdrop for modern family living. The ground floor features two refined reception rooms, each offering its own ambience—whether for relaxed family evenings, sophisticated entertaining, or quiet work-from-home space.

KEY FEATURES

- Generous Family Accommodation
- Flexible Living Space
- Two Modern Bathrooms
- Sought-After Location
- Private Garden Oasis
- Valuable Off-Street Parking



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Large windows and well-balanced proportions create a light, inviting feel throughout. The home is further complemented by two stylish bathrooms, designed with everyday luxury in mind. To the rear, a private garden offers a peaceful oasis ideal for alfresco dining, children's play, or simply unwinding at the end of the day. Off-street parking adds further convenience, making day-to-day living effortlessly practical. Hendon is renowned for its community charm, excellent schooling, and enviable greenery, with Hendon Park just a short stroll away. Transport connections are superb: Hendon Central (Northern Line) and Hendon Overground (Thameslink) provide swift, direct routes into central London, the city, and major airports—perfect for both commuters and frequent travellers.

This is a wonderful opportunity to secure a distinguished family home in one of NW4's most sought-after locations—combining generous space, elegant living, and outstanding connectivity.



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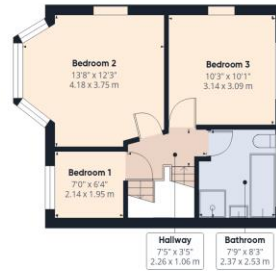


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MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D



Approximate total area⁽¹⁾

1114 ft²

103.5 m²

Reduced headroom

23 ft²

2.1 m²

(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	58 D	83 B
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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