



- **GATED ENTRANCE**
- **PERIOD FEATURES**
- **PRIME LOCATION**
- **CHAIN FREE**
- **SELF CONTAINED GRANNY ANNEX**

GREAT NORTH WAY, HENDON, LONDON, NW4

OFFERS OVER £750,000 FREEHOLD

CHARMING EXTENDED FAMILY HOME EXUDING WARMTH & CHARACTER

Tenure: Freehold

Council Tax Band: E

Local Authority: Barnet

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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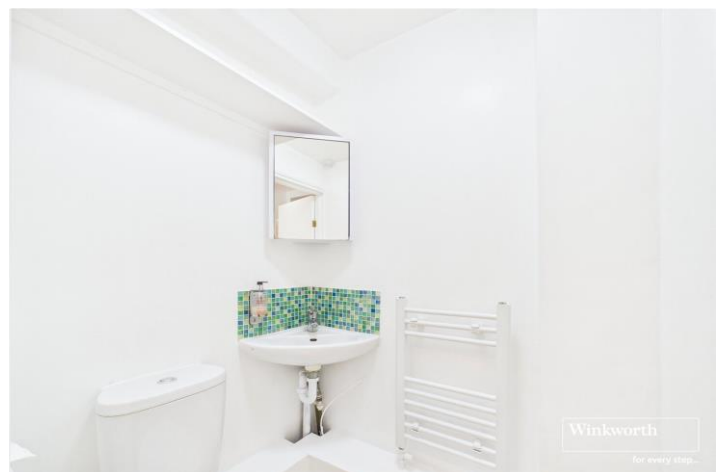
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DESCRIPTION:

Welcome to number 44, this deceptively stately semi-1930-built character residence which is set back from the Great North Way is an integral piece of Hendon's history, nestled between the renowned Downage and Chatsworth roads. With its rich heritage and timeless appeal, this three to four-bedroom, one-bathroom, two-reception rooms, with galley kitchen, bright dining room, huge utility room with downstairs w/c home is a rare find, exuding elegance and charm at every turn. You are first greeted by the private electric remote controlled sliding gates, which presents a paved driveway that offers plenty of space for your cars. Inside, classic architectural details blend seamlessly with modern living, creating an inviting atmosphere that honours the past while offering the comfort of today's amenities.



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WC
3'4" x 4'1"
1.04 x 1.26 m

Hallway
6'0" x 15'7"
1.99 x 4.77 m

Hallway
6'0" x 14'5"
1.96 x 4.40 m

Entry
9'0" x 2'7"
2.90 x 0.81 m

Kitchen
15'1" x 17'10"
4.61 x 5.44 m

9'9" x 28'10"
2.98 x 8.61 m

Ground Floor Building 1

Bedroom
7'4" x 7'4"
2.25 x 2.24 m

Landing
4'3" x 6'8"
1.32 x 2.53 m

Bathroom
6'10" x 8'7"
2.11 x 2.63 m

Bedroom
9'2" x 13'11"
2.80 x 4.27 m

9'2" x 15'1"
2.81 x 4.61 m

Floor 1 Building 1

Bathroom
3'11" x 7'5"
1.19 x 2.14 m

Kitchen / Living Area
19'1" x 12'3"
5.82 x 3.75 m

7'6" x 11'5"
2.30 x 3.49 m

Ground Floor Building 2

Garage
7'9" x 10'11"
2.37 x 3.34 m

Ground Floor Building 3

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Approximate total area⁽¹⁾
1666 ft²
155 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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