



Watford Way, Hendon, NW4

£375,000 *Leasehold*

2 1 1

This exceptionally bright two-bedroom ground floor maisonette offers a perfect blend of period charm and practical living, appealing directly to first-time buyers and small families. Crucially, the sale of this home will include a brand-new lease of 99 years, providing security and peace of mind for the new owner. A rare and valuable addition is the allocated off-street parking space, offering highly convenient private parking. The entire property is continuously

KEY FEATURES

- BRIGHT & AIRY
- VERSATILE OUTBUILDING
- OFF STREET PARKING
- BRAND NEW LEASE
- CHAIN FREE
- FEATURE FIREPLACE



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bathed in natural light, notably in the generously sized reception room which features a beautiful wide bay window and an attractive fireplace, creating a warm and inviting atmosphere. The well-proportioned layout (as detailed in the floor plan) includes two comfortable bedrooms, with the main bedroom offering ample space and the second providing an excellent nursery or guest room.

The separate, galley-style kitchen is functional and well-maintained, offering plenty of wooden cabinetry and direct access to the outside. A tremendous benefit of this maisonette is the access to a shared rear garden, providing a valuable private outdoor space for relaxation and entertaining. Furthermore, the property boasts a substantial, separate outhouse building at the rear, a versatile space currently configured as a second living room, which presents an ideal opportunity for a dedicated home office, gym, or additional storage, making it perfect for modern working life.



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MATERIAL INFO

Tenure: Leasehold
Term: New lease of 99 years
Council Tax Band: Band C
EPC rating: 75

740 ft²68.8 m²

Reduced headroom

3 ft²0.3 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.

GIRAFFE 360



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