



Winkworth
for every step...

First Avenue, Hendon NW4

£450,000 *Share of Freehold*



Set within an attractive period property on one of Hendon's well regarded residential roads, this beautifully maintained ground floor conversion offers generous proportions, natural light throughout and the rare combination of a private garden, off street parking and a share of freehold. Upon entering, a welcoming hallway guides you through the home. The first bedroom is positioned to the front and is a well-proportioned double, enjoying good ceiling height and a bright outlook. Adjacent is the second double bedroom, equally spacious

KEY FEATURES

- Period Charm & Modern Comfort
- Share of Freehold
- Off Street Parking
- Private Garden
- Bright & Airy
- Sunroom



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and benefitting from direct access onto the private rear garden, creating a seamless indoor-outdoor connection. Further along the corridor, the bathroom is thoughtfully positioned and finished in a clean, contemporary style. The property then opens into a spacious open plan lounge, kitchen and dining area, forming the true heart of the home. Immediately to the left within this space is a practical utility area and cloakroom, keeping the main living area streamlined and functional. To the rear, a superb wraparound sunroom extension enhances both light and space, extending around the rear and side of the property and creating a versatile additional reception area overlooking the garden. Externally, the private rear garden provides a peaceful retreat ideal for entertaining, relaxing or gardening. To the front of the property there is off street parking for one vehicle, an asset in this location. The apartment is offered with a share of freehold, is well proportioned throughout and combines period charm with modern living.





MATERIAL INFO

Tenure: Share of Freehold

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: TBC

EPC rating: TBC



Approximate total area⁽¹⁾
804 ft²
74.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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