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- OUT BUILDING
- CONSERVATORY
- HIGH CEILINGS
- BRIGHT & AIRY
- LANDSCAPED GARDEN

EGERTON GARDENS, HENDON, LONDON, NW4

OIEO £1,050,000 FREEHOLD

## RARE FOUR BEDROOM DETACHED FAMILY HOME

Tenure: Freehold

Council Tax Band: F

Local Authority: Barnet

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

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## DESCRIPTION:

Nestled on the prestigious, tree-lined Egerton Gardens in NW4, this elegant four-bedroom detached residence offers a rare opportunity to acquire a substantial family home in one of Hendon's most sought-after addresses. Immaculately maintained and thoughtfully extended to the rear, the property seamlessly blends timeless character with contemporary living — with further scope to develop the loft space (STPP). Behind its handsome façade, the home opens into beautifully proportioned interiors that balance warmth, space, and sophistication. A formal reception room provides a refined setting for relaxation or entertaining, while a spacious through lounge offers versatile living and dining zones tailored for family life. To the rear, a bright conservatory connects effortlessly to the garden, creating an inviting backdrop for casual gatherings or year-round outdoor enjoyment.



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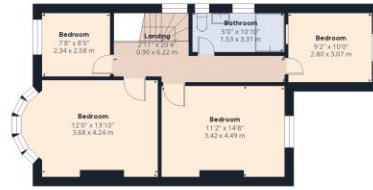


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1996.08 ft<sup>2</sup>  
 185.44 m<sup>2</sup>

(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		83 B
69-80	C		
55-68	D		
39-54	E	64 E	
21-38	F		
1-20	G		

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