



123 Park Road, NW4 3PA

£799,950

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

A rarely available extended and refurbished to a high standard throughout is this immaculately presented family house conveniently located within easy access of Hendon Central Underground station and Brent Cross Shopping Centre..

The bright, spacious accommodation spread over three floors and totalling 1688 sq ft/156.8 sq m include Three Bedrooms, Two Bathrooms, a wonderful 19ft Kitchen/Living/Diner with bi-fold doors leading onto the Garden, 27ft Reception Room and guest Wc.

The property is within easy access of Hendon Central Tube Station (Northern Line) and Hendon Overground Station . Brent Cross Shopping Centre is also easily accessible.


Benefits include air conditioning to principle rooms, off street parking for one car and approximately 68ft Landscaped Rear Garden.

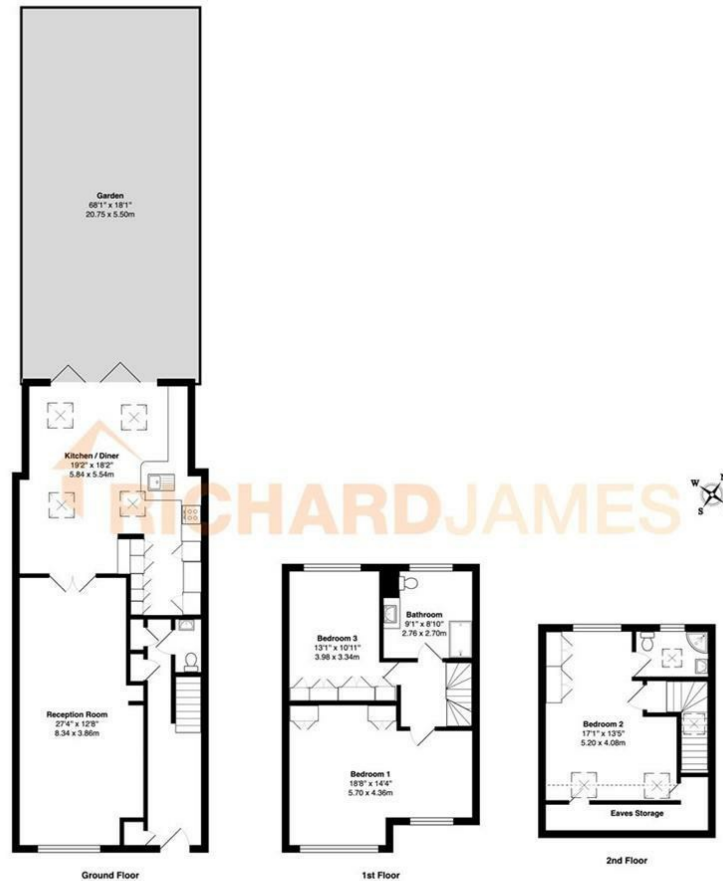
Key Features

- EXTENDED AND REFURBISHED FAMILY HOME
- OFF STREET PARKING FOR ONE CAR
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- AIR CONDITIONING
- 1688 sq ft/156.8 sq m

Important Information

- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Hendon

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



RICHARD JAMES

Park Road, Hendon, NW4
 Total Gross Area: 1688 sq. ft. / 156.8 m² (excluding eaves storage, garden)
 All measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

richard james
 ESTATE AGENTS

T 020 8959 9191
 E enquiries@richardjames.biz
 A 21 The Broadway | Mill Hill
 London | NW7 3DA

richardjames.biz

