



**Hendon Wood Lane NW7 4HS**

£1,550,000

**richard  
james**

ESTATE AGENTS

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## Property Description

A stunning refurbished and extended 2291 sqft / 212.8 sqm family home arranged over three floors the accommodation includes Principal Bedroom suite with en-suite Shower Room, three further Bedrooms, three further Bathrooms (one en-suite), stunning 20' Kitchen/breakfast room, 41ft double reception room, play room, large Entrance Hall, Utility Room and guest Wc.

Externally there is gated off street parking for several cars, and a landscaped rear garden with a 26'9 ft outhouse currently used as a gym / studio.

Hendon Wood Lane is set amongst rolling greenbelt countryside within close proximity of Arkley and Totteridge yet within easy reach of London. Arkley is within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. A wide range of schools including Haberdashers Askes, Lochinver, Mill Hill, Aldenham, Belmont and Queen Elizabeth's provide top class education in the area and transport links with High Barnet and Mill Hill Broadway stations nearby.

Council tax band G

Sole Agent

## Key Features

- FAMILY HOME
- FOUR BEDROOMS
- FOUR BATHROOMS (TWO EN SUITE)
- UTILITY ROOM
- GATED OFF STREET PARKING FOR SEVERAL CARS
- OUTHOUSE
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- GUEST WC
- LARGE ENTRANCE HALL

## Important Information

- **Price:** £1,550,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Location:** Mill Hill

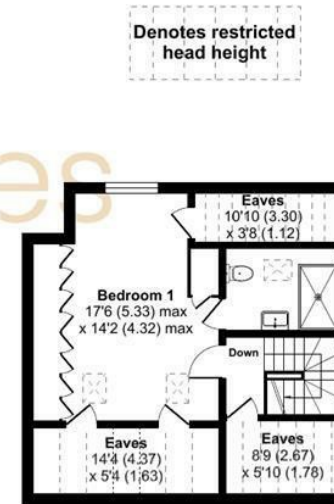
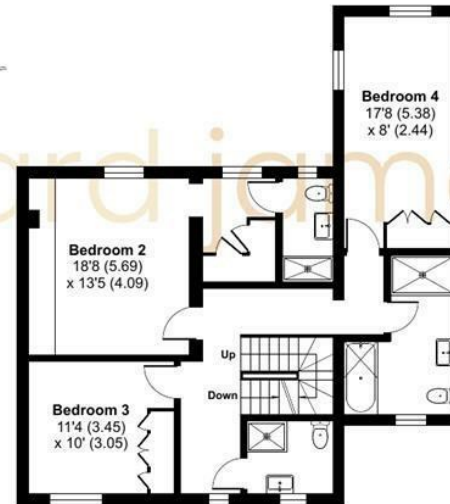
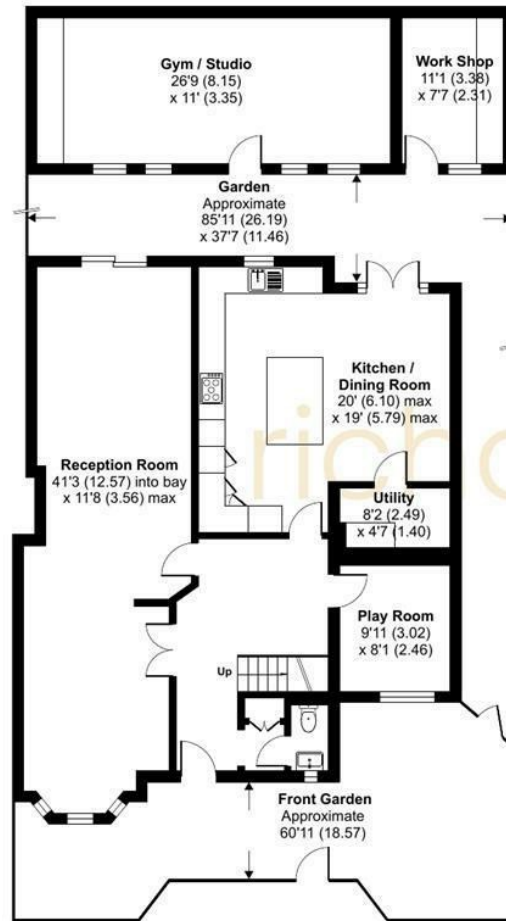
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 80        |
| (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 |           |







Approximate Area = 2291 sq ft / 212.8 sq m  
 Limited Use Area(s) = 178 sq ft / 16.5 sq m  
 Outbuilding = 377 sq ft / 35 sq m  
 Total = 2846 sq ft / 264.3 sq m  
 For identification only - Not to scale



Denotes restricted head height

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2024. Produced for Richard James Estate Agents Ltd. REF: 1091946

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.

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