



Lasusa Hendon Wood Lane, NW7 4HS

£1,200,000

**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 well presented detached family home over two floors only 2596.00 sq ft / 241.2 sq m set well back from the ever popular tree lined road.

The property offers versatile and spacious entertainment and living accommodation and would lend itself to extension subject to the usual, necessary, consents.

The house currently comprises Principal Bedroom with en-suite Bathroom and balcony, Three further Bedrooms, Family Bathroom, 22' x 21' Reception/Dining Room, fully fitted Kitchen/Breakfast Room, Tv/Family Room, Conservatory, Utility Room and Guest Wc / shower room.

Externally there is ample off street parking, double length Garage, and approximately 83' landscaped rear Garden with outbuilding currently used as a home Gym.

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 Londons 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.

Council tax band G

Sole Agent

Key Features

- DETACHED FAMILY HOUSE
- DOUBLE LENGTH GARAGE
- GUEST WC
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN SUITE)
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS

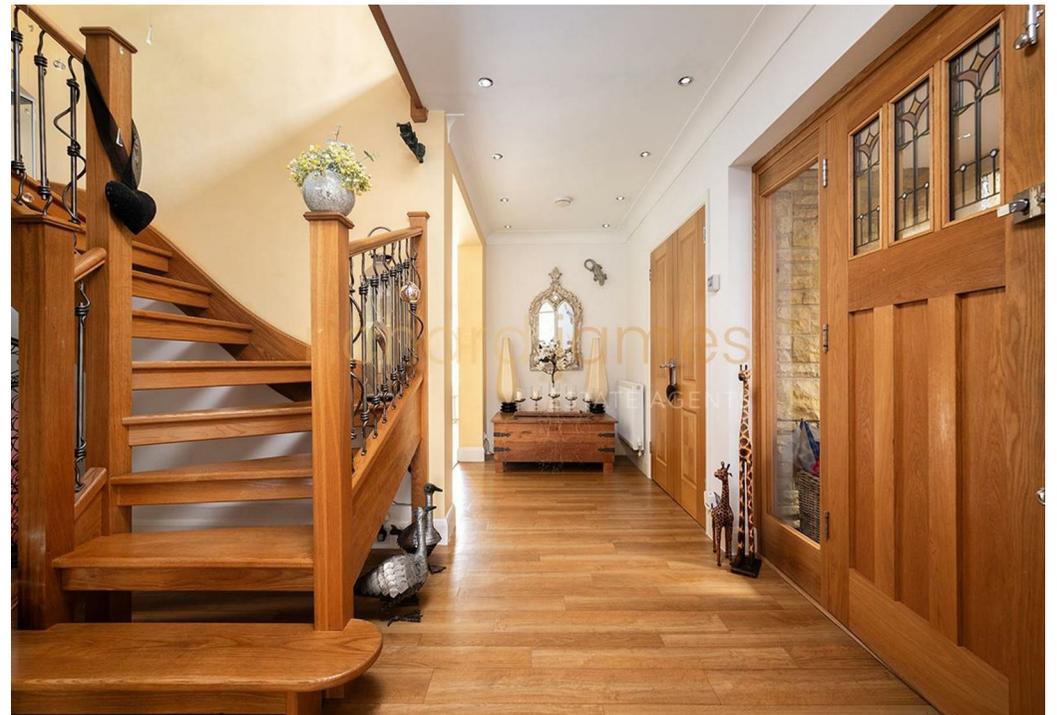
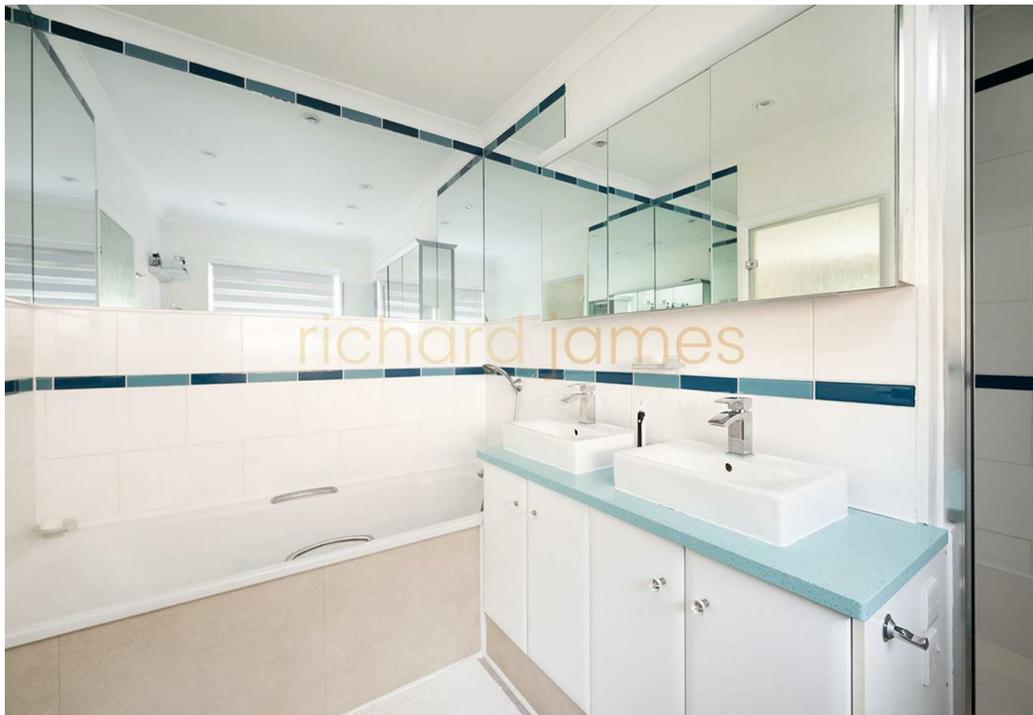
Important Information

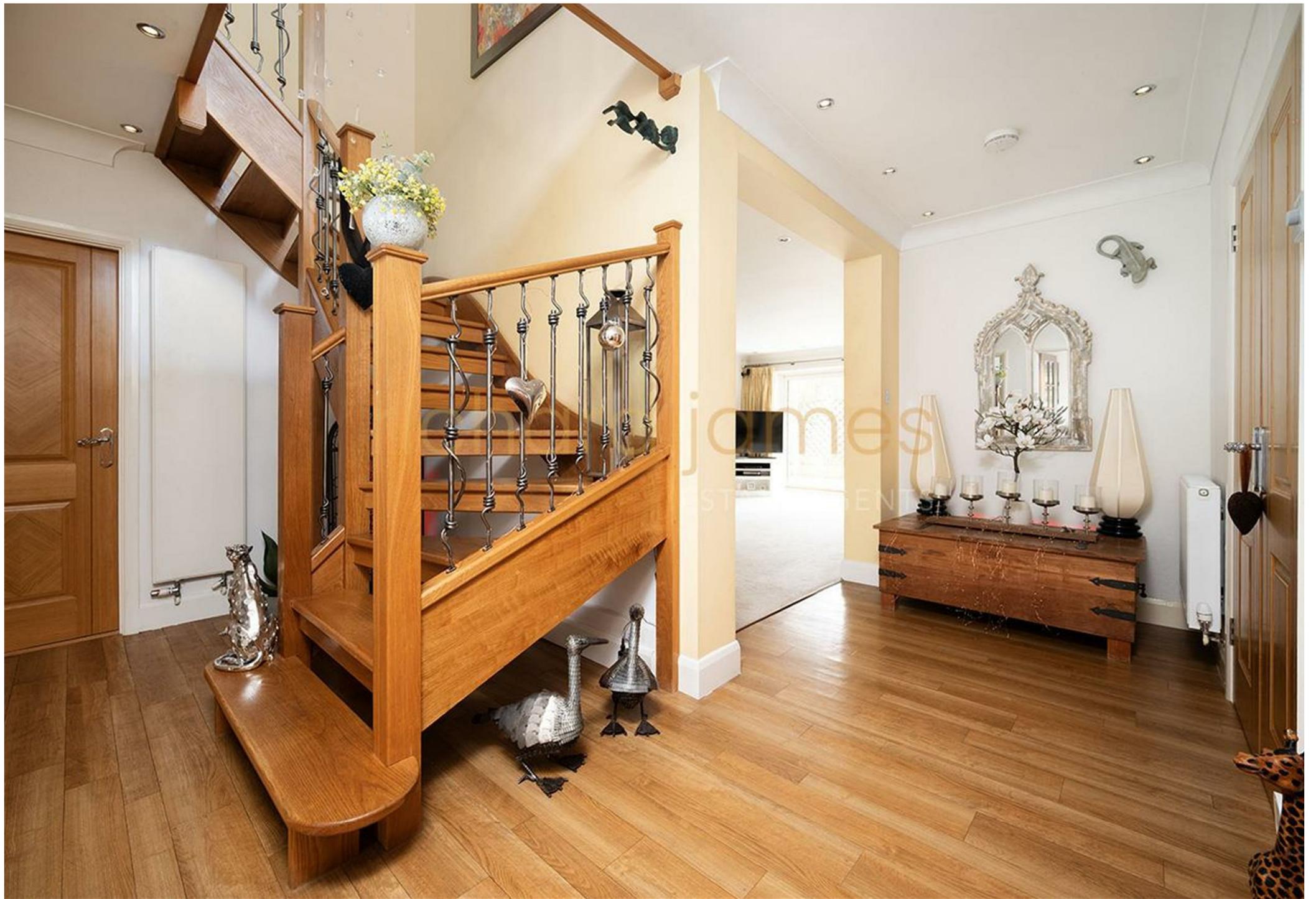
- **Price:** £1,200,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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	

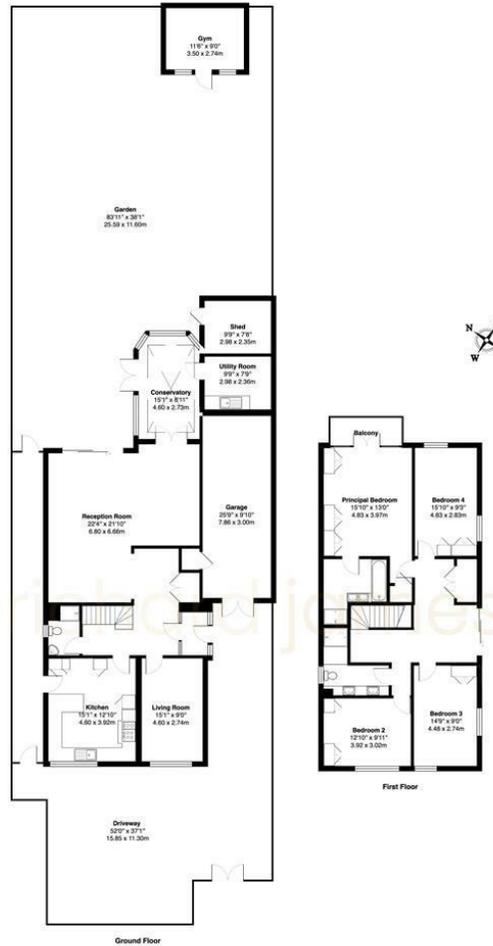












Lasusa, Hendon Wood Lane NW7
 Total Gross Area: 25966 sq. ft. / 2412 sq. m (excluding shed, gym).
 All measurements are approximate and for identification purposes only. Not to scale.
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As agents we have not tested any apparatus, equipment, fixtures, 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 will 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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