



44 Ashley Lane, NW4 1HG

£1,750,000

**richard
james**

ESTATE AGENTS

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Property Description

A stunning detached house set back from the road, behind security gates in the area's premier turning. This incredible home has been designed & finished to a fantastic specification.

Offering 3134 sq ft / 291.15 sq m of contemporary accommodation, including five bedrooms, four bathrooms (three en-suite), three reception rooms & a stunning 25ft x 24ft kitchen/diner/family room.

Features include landscaped rear garden, off street parking for several cars and an integral garage.

The property is situated moments from a range of shops and amenities that can be found in Hendon while the green open spaces of Sunny Hill Park are also within close proximity.


JOINT SOLE AGENT.

Key Features

- STUNNING DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GATED OFF STREET PARKING

Important Information

- **Price:** £1,750,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** F
- **Locaton:** Hendon

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	36	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Approx Gross Internal Area 3134 Sq Ft - 291.15 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No.33632
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of such statement. Any areas, measurements, or distances omitted are approximate and should not be used to value a property or be the basis of any sale or let.

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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