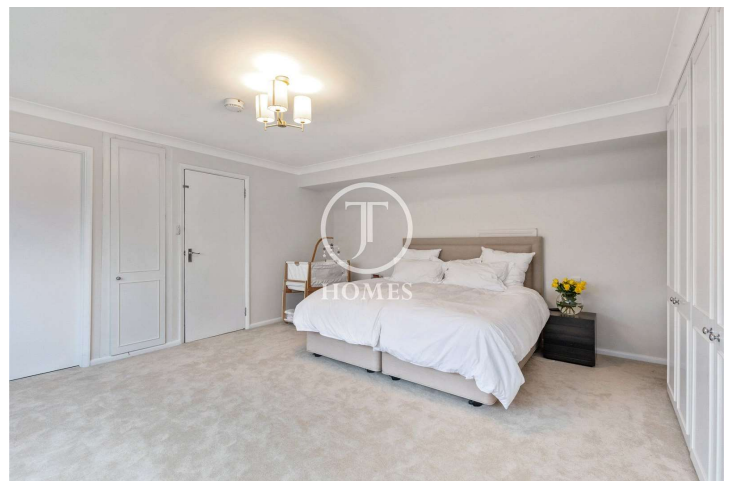


Haslemere Avenue, London, NW4

Asking Price: £1,495,000

Freehold



A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS IN THE SHIREHALL ESTATE OFFERING OVER 2200 SQ FT OF BRIGHT AND SPACIOUS LIVING ACCOMMODATION



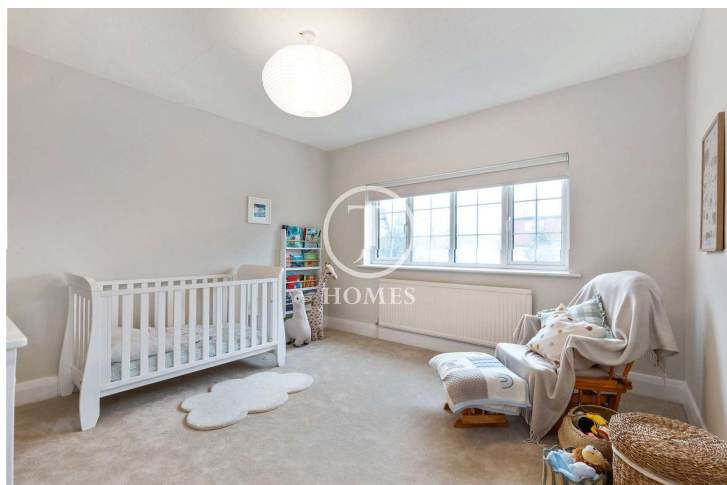
Description

This detached family home on the sought-after Haslemere Avenue is in good condition throughout, with the ground floor comprising of a welcoming entrance hallway, through lounge/dining room, spacious eat-in kitchen, study and utility room. The first floor offers three double bedrooms, a family bathroom and a separate WC. The second floor houses the master bedroom with an en-suite bathroom.

Further benefits include a driveway with off-street parking for 2 cars and a large South-West facing rear garden. There is potential to extend (subject to the normal planning consents).

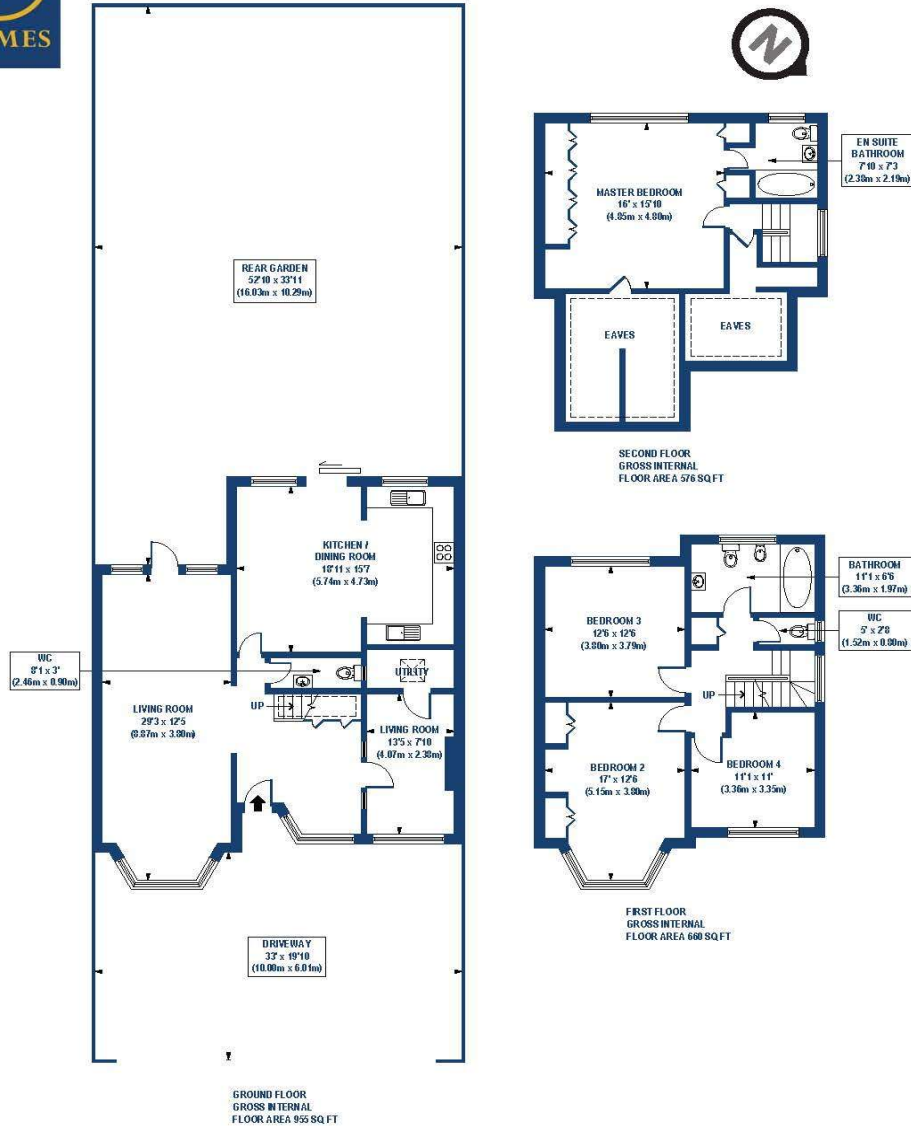
This family home in the heart of Hendon is ideally located within minutes' walk to Hendon Central and Brent Cross Underground stations, Hendon Park, Brent Street's amenities and Brent Cross Shopping centre.

Sold chain-free.





Haslemere Avenue, NW4



APPROX. GROSS INTERNAL FLOOR AREA 2217 sq. ft / 205.94 sq. m (Including Eaves)
 APPROX. GROSS INTERNAL FLOOR AREA 1990 sq. ft / 184.89 sq. m (Excluding Eaves)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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