

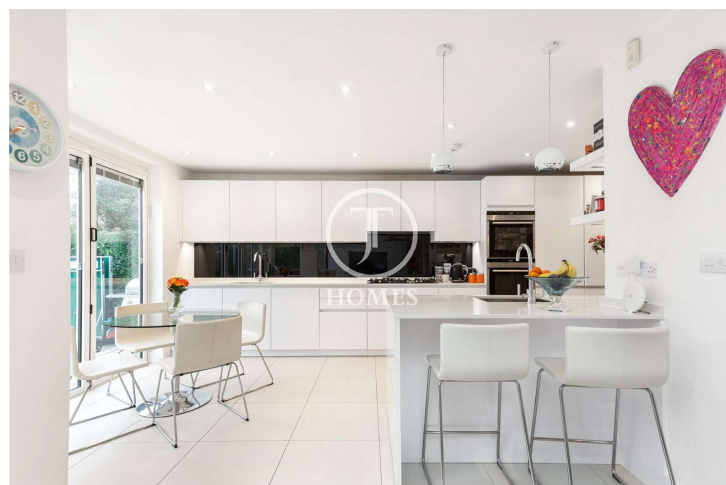
Park View Gardens, London, NW4

Asking Price: £1,325,000

Freehold



A STUNNING FIVE BEDROOM SEMI-DETACHED FAMILY HOME IN THE SHIREHALL ESTATE OFFERING SPECTACULAR VIEWS OVER HENDON PARK



Description:

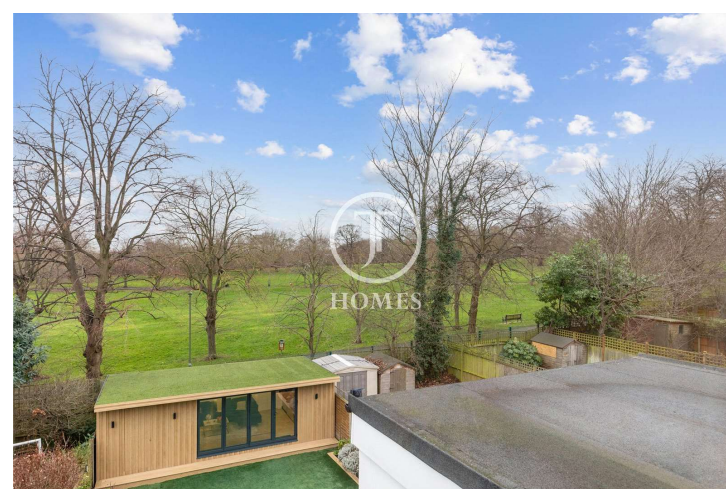
This bright and spacious family home on Park View Gardens is in immaculate condition throughout and offers over 2,200 SQ FT of high-quality living accommodation arranged over three floors. The ground floor comprises of a through lounge/dining room, a playroom, a fully fitted spacious eat-in kitchen and a ground floor WC. The first floor offers three bedrooms (with an en-suite shower room and a dressing area to the master bedroom) and a family bathroom. The second floor offers two further bedrooms (both with air-conditioning), a shower room and eaves storage.

Offering unparalleled views overlooking Hendon Park, this property is of a luxury standard throughout, with fitted wardrobes, dimmable LED lighting and premium carpets. Other benefits include a well-maintained Astroturf South-West facing rear garden which houses a brand new air-conditioned outbuilding lounge/office with a WC and an in-built shed storage area.

The superb property also benefits from a driveway with off-street parking for a small car and an electric charging station.

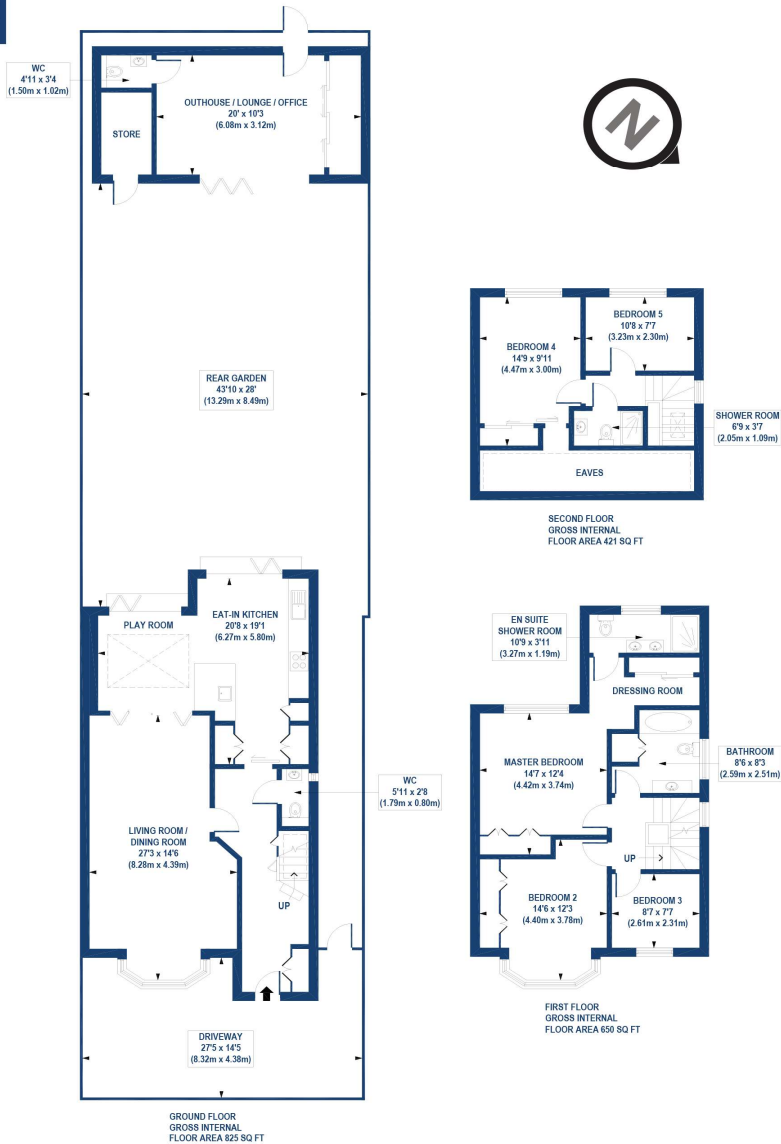
This family home is ideally located within minutes' walk to Hendon Central and Brent Cross Underground stations, Hendon Park, Brent Street's amenities and Brent Cross Shopping centre.

Sold chain free. This property is connected to JT Homes.





Park View Gardens, NW4



APPROX. GROSS INTERNAL FLOOR AREA 2209 sq. ft / 205.20 sq. m (Including Eaves & Outhouse)

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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	