



4 HENDON PARK COTTAGES LONDON, NW7 4HE

£1,750 PER MONTH

A BEAUTIFULLY PRESENTED, NEWLY DECORATED AND NEWLY CARPETED MID TERRACE COTTAGE STYLE HOUSE THAT OOVES CHARM AND CHARACTER AND BENEFITS FROM HAVING ORIGINAL CHARTER STYLE FEATURES SUCH AS EXPOSED BRICKWORK AND BEAMED CEILINGS. OTHER BENEFITS INCLUDE HAVING ITS OWN PRIVATE REAR GARDEN 50 FOOT LONG (APPROX) MAINLY LAID TO LAWN WITH DECKING AREA AND GARDEN SHED, OFF STREET PARKING WITH OWN DRIVEWAY TO PARK 2 CARS, AN ENERGY EFFICIENCY RATING OF C, GAS CENTRAL HEATING, A MODERN FULLY FITTED AND FULLY EQUIPPED EAT-IN KITCHEN WITH DIRECT ACCESS TO GARDEN, SEPARATE LOUNGE AND SPACIOUS BEDROOM AND MODERN BATHROOM/WC WITH TILED FLOOR AND SHOWER ATTACHMENT TO WALL. THE COTTAGE IS ALSO SITUATED IN A PRIME LOCATION CONVENIENTLY SITUATED WITHIN CLOSE PROXIMITY OF MILL HILL BROADWAY STATION AND TOTTERIDGE AND WHETSTONE UNDERGROUND STATION, A SELECTION OF SUPERMARKETS, PUBS, RESTAURANTS AND CAFÉS. MILL HILL GOLF CLUB IS ALSO VERY CLOSE BY. THIS PROPERTY IS AVAILABLE NOW ON A FURNISHED BASIS AND MUST BE SEEN.

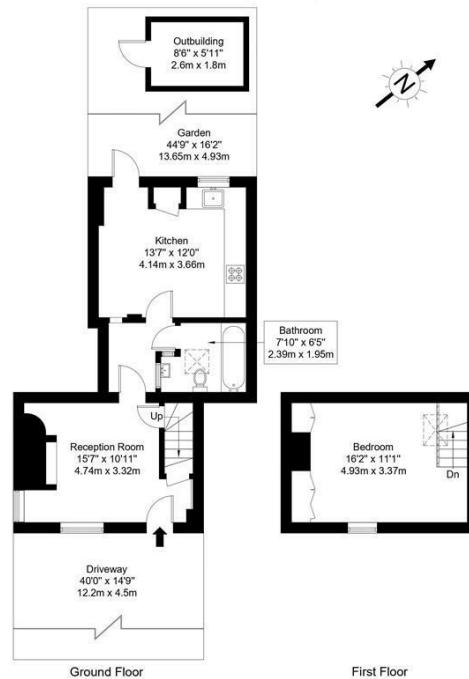
DAVID HARRIS & CO

Hendon Park Cottages, NW7 4HE

Approx Gross Internal Area = 56.5 sq m / 608 sq ft

Outbuilding = 4.7 sq m / 51 sq ft

Total = 61.2 sq m / 659 sq ft



Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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