

## BERTRAM ROAD, HENDON, NW4

### 4 BED HOUSE - TERRACED

£3,000

Nestled in the sought-after area of Hendon, this charming terraced home on Bertram Road offers comfort, space, and convenience. Spanning 1,064 sq ft, it features four well-sized bedrooms, a bright and welcoming reception room, and three modern bathrooms—ideal for family living.

Built in 1930, the property blends character with practical, contemporary design, maximising light and space throughout.

With shops, schools, parks, and excellent transport links nearby, this is a fantastic opportunity to own a spacious family home in a vibrant, well-connected neighbourhood.

**Hemmingfords**


# Bertram Road, NW4 3PR

Approx Gross Internal Area = 98.91 sq m / 1064 sq ft

Outhouse = 15.74 sq m / 169 sq ft

Eaves Storage/ RHH = 7.71 sq m / 82 sq ft

Total = 122.36 sq m / 1317 sq ft

 = Reduced headroom below 1.5m / 5'0"




Ref :

Copyright **BLEU 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.  
Copyright © BleuPlan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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

Hemmingfords Lettings  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**