

HENDON WAY, CRICKLEWOOD, NW2 £399,995, Leasehold



STUNNING CONVERSION !

We are pleased to bring to the market this 1st floor 2 BEDROOM 690 sq ft/64 sq mt flat in this RECENTLY CONVERTED & extended house with 3 flats in total situated on the North Bound side between Cricklewood Lane and The Vale.

The flat is in walking distance to Cricklewood Broadway Main Line or Golders Green Underground along with West Hampstead and Hampstead Heath being in easy reach





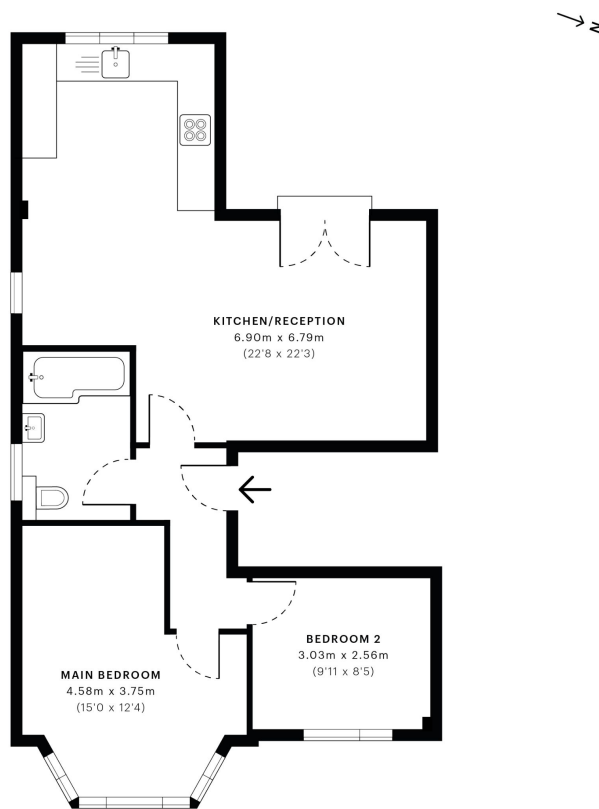


Hendon Way, NW2

CAPTURE DATE 08/10/2020 LASER SCAN POINTS 27,422,004


GROSS INTERNAL AREA

64.74 sqm / 696.86 sqft




— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
64.74 sqm / 696.86 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.82 sqm / 676.19 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 65.85 sqm / 708.80 sqft
IPMS 3C RESIDENTIAL 63.92 sqm / 688.03 sqft

spec id 5f748dc3b6b3ef0da7b982bf

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

HENDON WAY, LONDON, NW2 2LX

We are pleased to bring to the market the first floor 2 BEDROOM flat of 690 sq ft/64 sq m in this RECENTLY CONVERTED and extended house with 3 new flats situated on the North Bound side between Cricklewood Lane and The Vale.

The flat is in walking distance to Cricklewood Broadway Main Line or Golders Green Underground along with West Hampstead and Hampstead Heath being in easy reach

The flat was newly REFURBISHED to a HIGH STANDARD with LUXURY kitchens and bathrooms about 3 years ago and now have a 123 year lease

This first floor unit provides a large lounge with open plan kitchen along with a section of rear garden with side access

The flat is newly decorated with wooden flooring and gas central heating so its ready to move straight in !

Price at £399,995 with a 123 year lease with £200pa Ground Rent

This flat will pay a 35% share of any maintenance costs and building insurance