



**ASHLEY LANE**

Hendon

London NW4



Detached Family House  
EPC Rating: B

**Price £1,350,000**

Situated on the highly desirable Ashley Lane, is this substantial five/six bedroom four bathroom detached family home, within the Eruv. The property boasts ample living space throughout, comprising approximately 250sqm / 2700sqft. Benefiting from off street gated parking and side access to the south facing garden.



The ground floor lends itself to entertaining and flexible living, consisting of a larger than average, eat in open plan kitchen/dining room, playroom/tv room, and a guest WC.

Furthermore, the lower ground floor provides a further reception room and double bedroom, ideal for guests or a multipurpose space. As well as a utility room and shower room.

On the first floor, there is a further two double bedrooms and two ensuites, the master bedroom includes a dressing area with an ensuite bathroom. Finally, the second floor comprises three good sized bedrooms and a family bathroom.

Benefiting from off street gated parking and side access to the south facing garden, and offered to the market chain free.

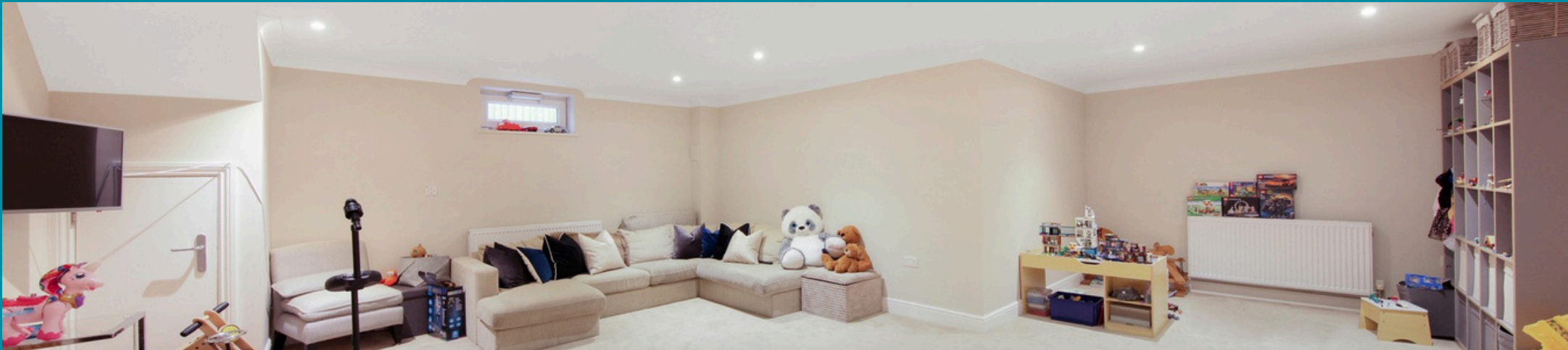
Call Roundtree Real Estate to arrange your internal inspection.



- Detached family home
- Spacious Kitchen/Dining Room
- Modern Fixtures Throughout
- Gated Off Street Parking
- South Facing Garden with Side Access
- Chain free
- View now via Roundtree Real Estate



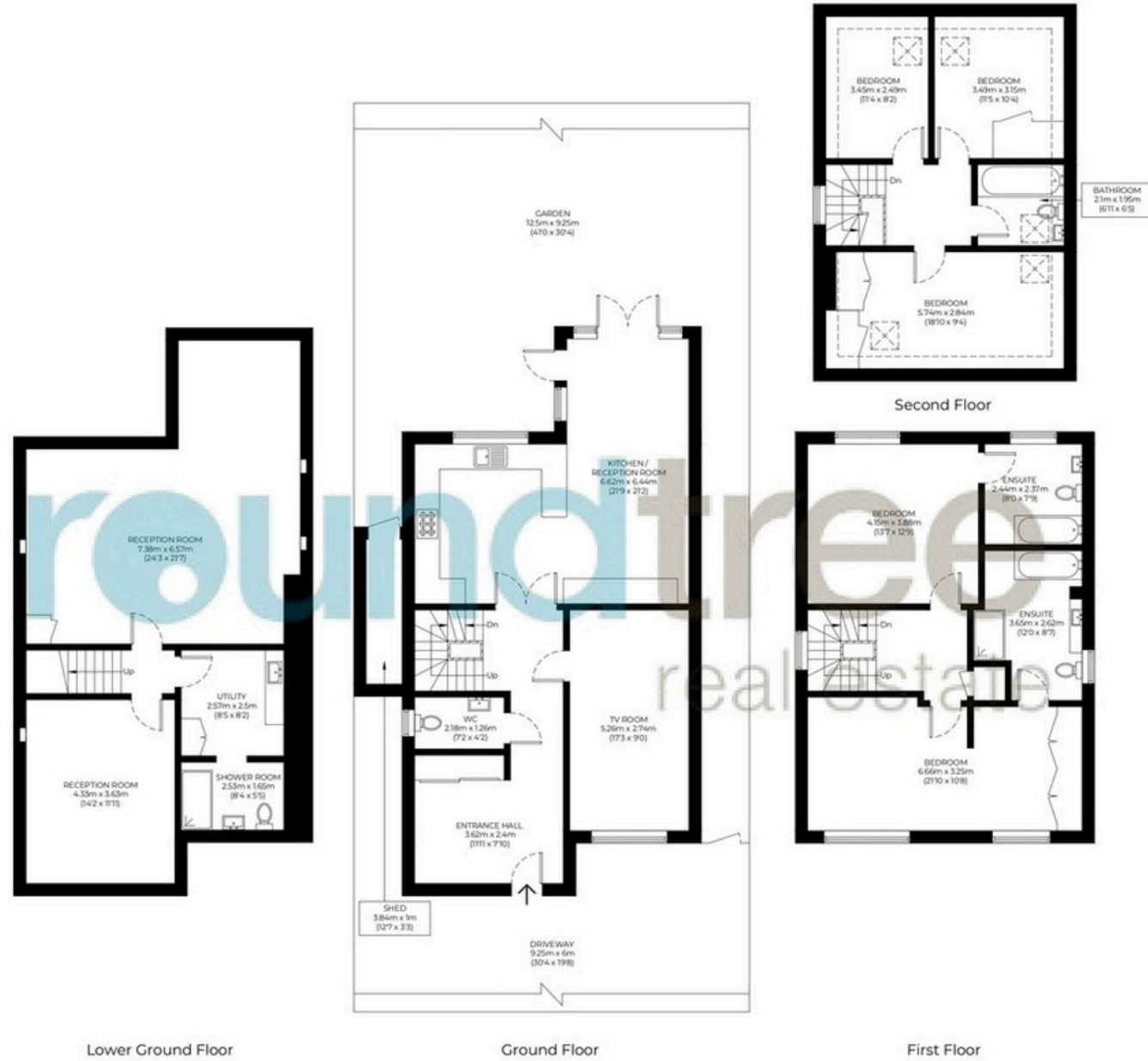




# Floorplan

Approximate gross internal area

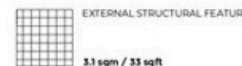
250.8 sqm / 2700 sqft



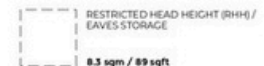
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths 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.



GROSS INTERNAL AREA (GIA)  
250.8 sqm / 2700 sqft



EXTERNAL STRUCTURAL FEATURES  
3.1 sqm / 33 sqft



RESTRICTED HEAD HEIGHT (RHH) / EAVES STORAGE  
0.3 sqm / 09 sqft

# Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

020 8203 2111  
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL

# roundtree

real estate

General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.