



PORTLAND COURT

Hendon Lane, N3



Purpose Built Apartment
EPC Rating: B

Guide Price £1,250,000

Boasting over 1400sqft / 130sqm, is this three-bedroom two-bathroom lateral apartment set in this prestigious block on the desirable Hendon Lane.



Situated on the first floor with lift access, this apartment includes two allocated parking spaces (with storage cupboard), landscaped gardens and a swimming pool. Offered chain free to the market, this generously proportioned home is ideal for downsizers unwilling to compromise on space.

The apartment offers a well-appointed eat-in kitchen and a bright, spacious lounge/dining room, which opens directly onto a private balcony overlooking the communal gardens. Further accommodation includes three double bedrooms, a utility/storage room, a family bathroom and an additional en-suite, together with ample built-in storage throughout. The principal bedroom also benefits from a dedicated dressing area and a four-piece en-suite bathroom.

Additional features include air conditioning to selected rooms and underfloor heating throughout some of the apartment.

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- 1400sqft Three Bedroom Two Bathroom Apartment
- First Floor with Lift Access
- Rear Facing Private Balcony
- Communal Gardens & Swimming Pool
- Two Allocated Parking Spaces & Storage Cupboard
- Air Conditioning & Underfloor Heating
- Share of Freehold
- Chain Free





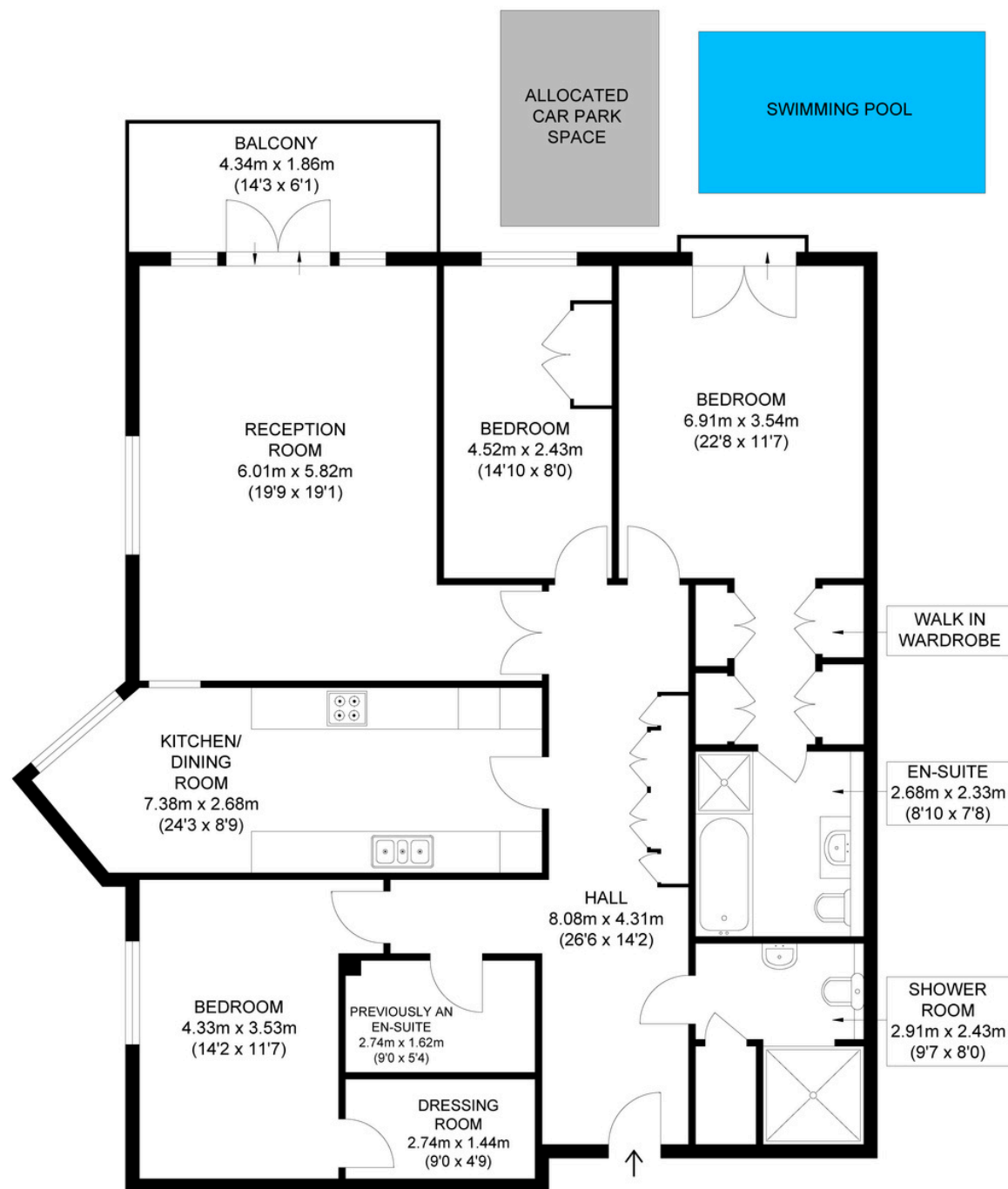


Floorplan

Approximate gross internal area

138 sqm / 1490sqft

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.



First Floor



GROSS INTERNAL AREA (GIA)
The footprint of this property.
138.40 Sqm / 1489.7 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.
8.27 sq m / 86.8 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
00.00 sq m / 000.0 sq ft

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