



Hendon Wood Lane, Mill Hill, NW7 4HR

Asking Price £2,350,000 Freehold

Council Tax Band H

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this unique and well presented 5 bedroom detached house extending to over 4000 sq ft and featuring approx 300 ft garden with outdoor swimming pool, overlooking greenbelt farmland, yet within a short drive of Totteridge and Whetstone Northern Line tube station and Mill Hill Broadway Thameslink Station.

Built in 1971, this delightful home has been updated to a high standard throughout by the current owner and comprises spacious reception featuring a large stone fireplace with sliding doors leading onto a balcony, a bright and modern fitted kitchen/breakfast room plus a further reception room, guest cloakroom and utility room. The lower ground floor offers a guest/au pair suite with bathroom and a further room currently used as a gymnasium. The 1st floor provides 4 bedrooms and 2 bathrooms (1 en suite). Double garage via own driveway providing off street parking.

Hendon Wood Lane is north of Totteridge Common and is within a couple of miles to stations at both High Barnet and Mill Hill Broadway. There are numerous state and private schools in close proximity.

Early viewing recommended.





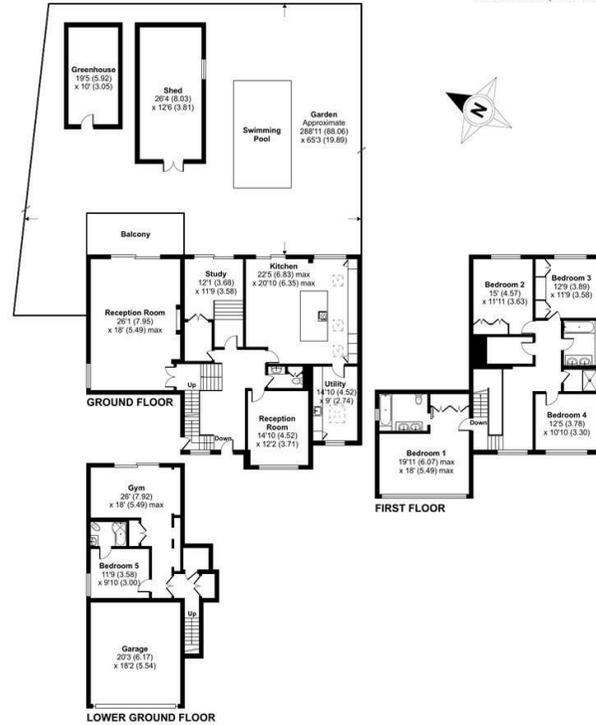
Hendon Wood Lane, London, NW7

Approximate Area = 4065 sq ft / 377.6 sq m (includes garage)

Outbuildings = 523 sq ft / 48.5 sq m

Total = 4588 sq ft / 426.1 sq m

For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates - REF: 900021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	64	68
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			

