



Tenterden Grove, London, NW4 1TL

£475,000 - Leasehold - Share of Freehold

****SHARE OF FREEHOLD**** This delightful two bedroom flat boasts a spacious 1,012 sq ft of living space, perfect for those seeking a flat that they can update and modernise to their own tastes. Situated in Edinburgh House a purpose-built development, this property is offered with a share of freehold.

The property features a large reception room, ideal for relaxing or entertaining guests. separate kitchen. A modern shower room with wc and separate wc, two double bedrooms offering ample space for a small family, guests, or even a home office. A lift within the building adds to the convenience. Visitor parking and a garage, offering additional storage space or secure parking for your vehicle.

Reconfiguring this two-bedroom flat into a three-bedroom flat is a feasible option.

Tenterden Grove ensures easy access to local amenities, transport links, and green spaces, making it a desirable place to call home.

Contact Squires Estates today to arrange a viewing and take the first step towards making this flat your new home.

Share of Freehold with 944 years remaining
Ground Rent: n/a
Service Charge: Approx. £3000 per annum
Barnet Council Tax Band E

- Share of freehold
- Over 1000 sq ft
- Large lounge
- Separate kitchen
- 2 double bedrooms
- Parking
- Garage
- Sole agents
- Chain free
- Barnet council tax band e



Floor Plan

Edinburgh House, Tenterden Grove, Hendon, London NW4 1TL
Gross Internal Area
1012 sq ft / 94 sq metres

Bedroom 2
 10'6" x 10'0"
 (3.19m x 3.04m)

Bedroom 1
 15'11" x 13'6"
 (4.85m x 4.12m)

Shower Room
 7'2" x 6'0"
 (2.18m x 1.83m)

Living/Dining Room
 23'0" x 18'2"
 (7.00m x 5.54m)

Kitchen
 13'1" x 9'11"
 (4.00m x 3.02m)

Second Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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