RGS PROPERTIES

FOR SALE

£340,000



GREAT NORTH WAY, HENDON, NW4 1PT

Great North Way, Hendon

First-floor maisonette with a separate garden studio

BEDROOMS	BATHROOMS	FLOOR AREA	EPC
1 + studio	2	752 sq ft	D

A one-bedroom first-floor maisonette and a separate studio at the back of the garden: two self-contained spaces with their own kitchens and bathrooms, a private rear garden and off-street parking.

BOOK A VIEWING WITH RGS PROPERTIES

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Photos, the 360° tour and room sizes online:
rgsproperties.co.uk/sales/great-north-way-hendon-nw4

ABOUT THE HOME

Great North Way, Hendon

The maisonette has its own front door and stairs up to a first-floor landing. From there you reach a living room, a double bedroom, a galley kitchen and a bathroom. It is furnished and run today as serviced accommodation by RGS Properties.

At the back of the garden stands a separate timber-clad studio with French doors onto the lawn. Inside is an open-plan living and sleeping space with a fitted kitchen and washing machine, and its own bathroom, so it can be used independently of the maisonette.

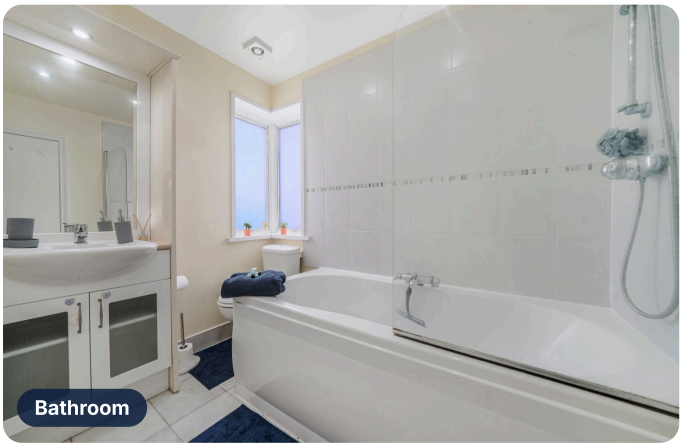
The rear garden has a lawn, a paved patio, decking with seating, a shed and low path lights. Off-street parking is at the front. Great North Way is the A1 through Hendon, so the A41 Watford Way and the M1 are close by, as are the shops, schools and station around Mill Hill Broadway.

At a glance

- One-bedroom maisonette plus a separate garden studio
- About 752 sq ft in total
- Off-street parking
- Currently run as serviced accommodation by RGS
- Council tax band C (Barnet)
- Two kitchens and two bathrooms
- Private rear garden with lawn, patio, decking and shed
- Loft access
- EPC rating D (maisonette)


Kitchen


Bedroom


Bathroom


Living room

GREAT NORTH WAY, HENDON

The garden studio

A separate studio at the back of the garden, with French doors, an open-plan living and sleeping space, a fitted kitchen and its own bathroom.






GREAT NORTH WAY, HENDON

The garden

A private rear garden with a lawn, a paved patio, decking with seating, a shed and low path lights.





ROOM SIZES

Room by room

Maisonette (first floor)

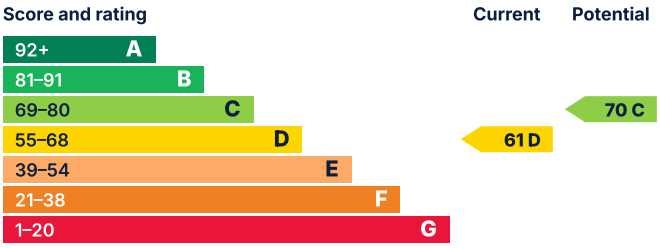
Living room	10'0" x 13'10"
Bedroom	10'11" x 12'5"
Kitchen	7'2" x 15'11"
Bathroom	6'11" x 7'9"
Landing	6'3" x 8'8"

Garden studio (ground floor)

Kitchen and living area	18'8" x 14'11"
Bathroom	5'7" x 5'7"

Total about 752 sq ft. Measurements are approximate. A floor plan is available on request.

Energy rating



Maisonette, 13B Great North Way. Valid until 7 July 2035, 49 m². Full certificate on the GOV.UK energy certificate register.

KEY INFORMATION

The details

Price	£340,000
Tenure	To be confirmed
Council tax	Band C, London Borough of Barnet
Energy rating (EPC)	Maisonette: D (61), could be C (70). Valid until 7 July 2035
Property type	First-floor maisonette with a separate garden studio
Floor area	About 752 sq ft (maisonette and studio)
Parking	Off-street parking
Outside space	Private rear garden with lawn, patio and decking
Glazing	Double glazed (2025 energy certificate)
Heating	Gas boiler and radiators (maisonette)

Personal interest: The seller is connected to RGS Properties. The Estate Agents Act 1979 asks us to tell you this before you make an offer, and we are happy to answer any questions about it.

Nearby

- A1 and A41 (Watford Way)
- M1
- Mill Hill Broadway shops, schools and station

360° tour: walk through every room online at rgsproperties.co.uk/sales/great-north-way-hendon-nw4

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These details are a general guide, prepared by RGS Properties from information supplied by the seller. They do not form part of any offer or contract. Measurements are approximate and the floor area is rounded. Services, appliances and fittings have not been tested. Please ask your solicitor to confirm the tenure, any lease terms and charges before you commit.

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