





Mantlestates are pleased to offer this larger than average, very well located and gated 5/6 BEDROOM FULLY DETACHED HOUSE with garage & off-street parking. Boasting a Luxury hand-made fitted kitchen with breakfast room, tv area, large through lounge and separate Dining room. Very well located to Hendon Central Station (Northern Line) & short walk to Brent Cross shopping facilities. OFFERED **CHAIN FREE**

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ENTRANCE PORCH: 12' 00" x 4' 00" (3.66m x 1.22m)
Double glazed front doors, tiled flooring, spotlights.

ENTRANCE HALL: 12' 02" x 13' 10" (3.71m x 4.22m)
Under stairs storage cupboard, door to garage.

CLOAK ROOM 4' 06" x 2' 07" (1.37m x 0.79m)
Low-level flush water closet, wash hand basin.

THROUGH-LOUNGE 33' 10" x 14' 10" (10.31m x 4.52m)
33.10" into into bay x 14'10" > 12.05" Bay double glazed window to front aspect, bay double glazed door to garden, coving to ceiling.

KITCHEN DINER: 22' 08" x 16' 10" (6.91m x 5.13m)
DINING AREA: Double glazed window to side aspect, coving to ceiling. KITCHEN AREA: Double glazed window to rear aspect, double glazed door to side aspect, wall and floor standing kitchen units, kitchen island, quartz worktops.

FIRST FLOOR LANDING:
Double glazed window to rear aspect, coving to ceiling.

BATHROOM: 10' 07" x 5' 10" (3.23m x 1.78m)
10'07" x 5'10" < 7'04 Shower cubicle, wash hand basin with mixer tap in vanity unit, jacuzzi bathtub with mixer tap, spotlights, tiled walls, tiled flooring.

REAR BEDROOM: 13' 07" x 12' 06" (4.14m x 3.81m)
Double glazed window to rear aspect, coving to ceiling.

FRONT BEDOOM: 16' 04" x 15' 00" (4.98m x 4.57m)
16'04" into bay x 15'00" Bay double glazed window to front aspect, coving to ceiling, radiator.

REAR BEDROOM: 10' 05" x 10' 07" (3.17m x 3.23m)
10'05" x 10'07" > 9'03" Double glazed window to rear aspect, radiator, coving to ceiling.

CLOAK ROOM: 5' 00" x 2' 06" (1.52m x 0.76m)
Double glazed window to side aspect, low-level flush water closet, tiled walls, tiled flooring.

FRONT BEDROOM: 11' 08" x 7' 10" (3.56m x 2.39m)
Double glazed window to front aspect, radiator.

FRONT BEDROOM: 10' 09" x 8' 03" (3.28m x 2.51m)
10'09" into bay > 8.03" x 12'06" Double glazed bay window to front aspect, radiator, coving to ceiling, door to loft room...

LOFT ROOM: 23' 09" x 12' 00" (7.24m x 3.66m)

2 x Velux windows to rear aspect.

GARAGE: 18' 10" x 11' 07" (5.74m x 3.53m)

Up and over garage door, door to garden.

ALLINGTON ROAD,
LONDON, NW4 3EA

Approximate Gross Internal Floor Area
2454 sq ft / 227.98sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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