



## **Miramar Lodge, Tenterden Grove HENDON, NW4 Guide Price £850,000**

A luxury First floor apartment situated in one of Hendon's premier residential locations in a quiet, tree lined road within a short walk of Brent Street and its large array of eateries.

The apartment benefits kitchen opening to balcony with separate living/ dining area , 3 Bedrooms, large en-suite bathroom and a further family bathroom, communal gardens and private allocated parking space.



 **020 8958 2222**

# No FIVE

FIRST FLOOR  
3 BEDROOMS  
2 BATHROOMS  
88M<sup>2</sup> / 947 SQ. FT

Living/Dining:  
18'1" x 10'4" (5.51m x 3.16m)

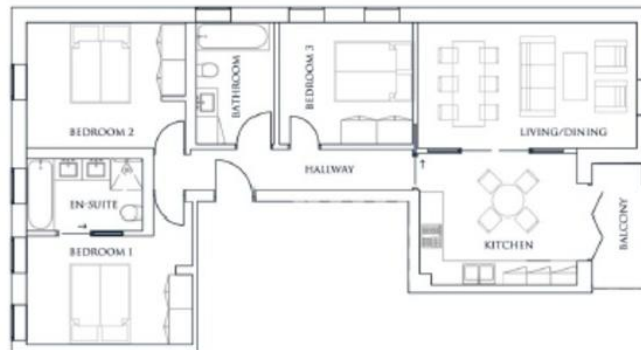
Kitchen:  
13'1" x 10'8" (3.98m x 3.24m)

Bedroom 1  
13'9" x 8'11" (4.18m x 2.72m)

Bedroom 2  
13'1" x 10'4" (3.99m x 3.14m)

Bedroom 3  
10'12" x 10'0" (3.35m x 3.06m)

Balcony  
10'2" x 4'11" (3.10m x 1.49m)



Figures are based on the longest  
measurements in each room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements