

# Heriot Road London, NW4



- Chain Free
- Double Reception
- Large Rear Garden
- Four Bedrooms
- New Fitted kitchen
- Potential To Extend STPP

We are delighted to bring to market this 4 bedroom semi detached family home in the heart of Hendon. The ground floor comprises, a spacious double reception, guest W.C. second reception room leading into a newly fitted kitchen with direct access to the large rear garden. The first floor offers 3 double bedrooms and a good size single, a newly fitted bathroom and separate W.C. The property has potential to extend subject to planning permission and is offered chain free.

Hendon Park is just a 3 minute walk away with Hendon Central only 8 minutes away.

Heriot Road is conveniently located for all the shopping amenities of Brent Street, local schools and places of worship.

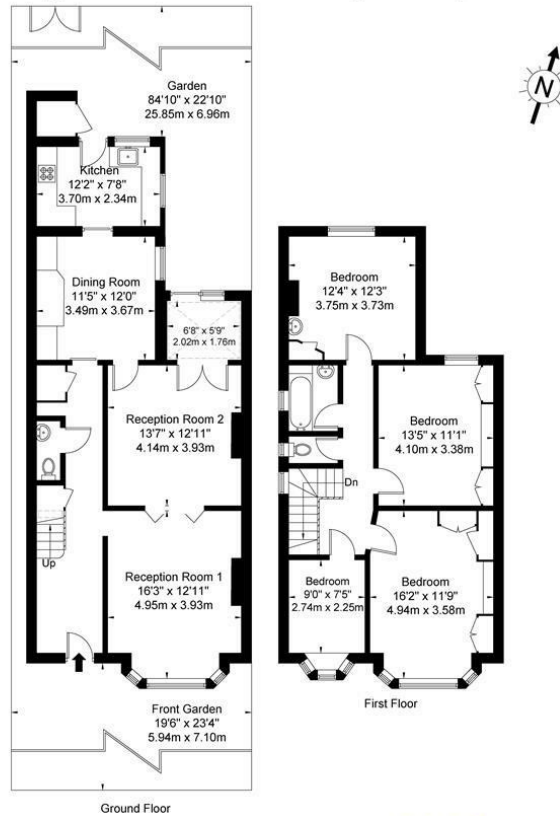
Viewings via Sole Agent Dani Denby

**Asking price £950,000**



# Heriot Road NW4 2DG

Approx Gross Internal Area = 130.7 sq m / 1406 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>64</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC