



EGERTON GARDENS, HENDON, LONDON, NW4  
**£1,200,000 FREEHOLD**

## BEAUTIFUL TURN-KEY FOUR BEDROOM PROPERTY

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Step into this extraordinary semi-detached home, where modern elegance meets tranquil living. This property offers a seamless blend of style and functionality. On the ground floor, a sophisticated living room welcomes you, setting the tone for a luxurious soft aura throughout. The beautifully arranged kitchen, complete with a chic breakfast bar, flows effortlessly into an expansive and cleverly designed yoga studio with the added perk of underfloor heating. This versatile space, lined with floor-to-ceiling mirrors, is perfect as a home gym, offering the ultimate environment for wellness and relaxation. A convenient W/C is also located within this floor. Overlooking this sanctuary, right at the heart of the home lies the stunning garden, a truly serene oasis adorned with lush greenery throughout and centred around an inspiring 250-year-old tree. This outdoor haven brings a sense of zen, creating the perfect backdrop for both everyday living and special moments. As you ascend to the upper floors, you'll find three generously sized bedrooms, each offering comfort and space, alongside a stylish family bathroom. Continuing upwards, the loft has been transformed into a breathtaking master suite. Bathed in natural light from perfectly positioned Velux windows, and warmth from underfloor heating, this state-of-the-art retreat features impeccably crafted integrated storage and a lavish en-suite bathroom, complete with a striking natural stone sink basin and a designer jacuzzi bath, offering a spa-like sanctuary. No aspect of this remarkable home has been neglected, ensuring every corner exudes charm and luxury. Offered chain-free, this property truly must be seen to be truly appreciated.



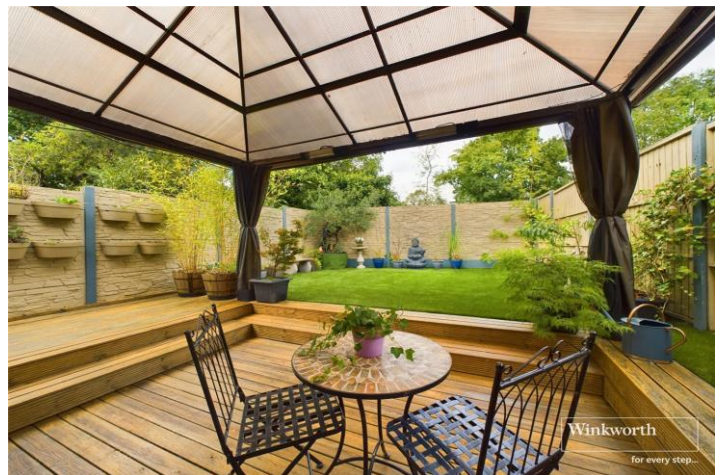
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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1663.56 ft<sup>2</sup>  
154.55 m<sup>2</sup>

**Reduced headroom**

35.31 ft<sup>2</sup>  
3.28 m<sup>2</sup>

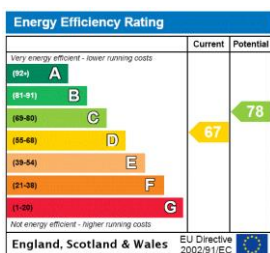
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** F - Barnet

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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