



12 Manor Hall Avenue, Hendon, London NW4 1NX
A stunning detached family house

100/HOMES
building your dreams



12 Manor Hall Avenue

A detached interior-designed family house of 4,000 sq ft, built by premier North London builders Morgan Elliot, exclusively for 100-Homes.

Arranged over three floors, this stunning home incorporates magnificently proportioned living and entertaining areas, specifically designed to provide a tremendous feeling of space and light. For comfort and convenience the house features underfloor heating, air conditioning, Lutron lighting and a Sonos sound system.





The extremely bright and airy entrance hall has a stunning three metre long chandelier which hangs imposingly from the first floor stairwell.

The sliding wall and bi-folding doors arranged in strategic positions throughout the ground floor offer the option of luxurious individual reception rooms that can also be inter-linked to provide an impressive open plan space for entertaining.

The high specification German kitchen with top-of-the-range integrated German appliances, composite work tops, wine cooler, induction hob and LED pelmet lighting, is complemented by a separate second kitchen/utility room.

Bi-folding doors from kitchen/family room open out to the patio and large rear garden, with Hendon Golf Course beyond its boundary.





The glass staircase features opulent bespoke leather hand rails specifically designed for this property.

The four bedrooms on the first floor are very well proportioned with luxury carpets and hand-made wardrobes. The master bedroom suite benefits from a superb walk-in dressing area and a roof terrace overlooking the garden.

The master bedroom ensuite consists of a privacy screened WC, bath, TV, luxury shower and two sinks.

A spacious family bathroom and Jack & Jill shower room between bedrooms 3 and 4, have been specifically designed and fitted with a luxurious range of accessories.



FEATURES



Luxury shower units



Quality bathroom fittings



Top-of-the-range German kitchen appliances



Garden view from the master bedroom terrace



Master bedroom dressing room



House control system



CCTV viewable on and off-site



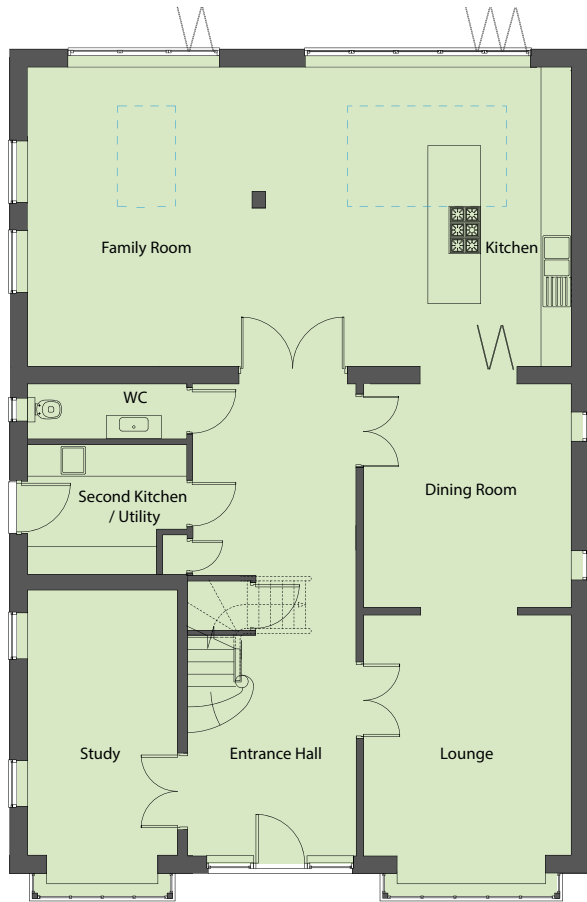
Custom-made leather stair handrails

A capacious loft area provides plenty of scope to sub-divide or keep as is. It includes a plant room (which provides ample storage) and an ensuite shower room.

There is a Grade 2 monitoring security alarm system and a video entry phone system. CCTV has been installed and is viewable on or off-site.

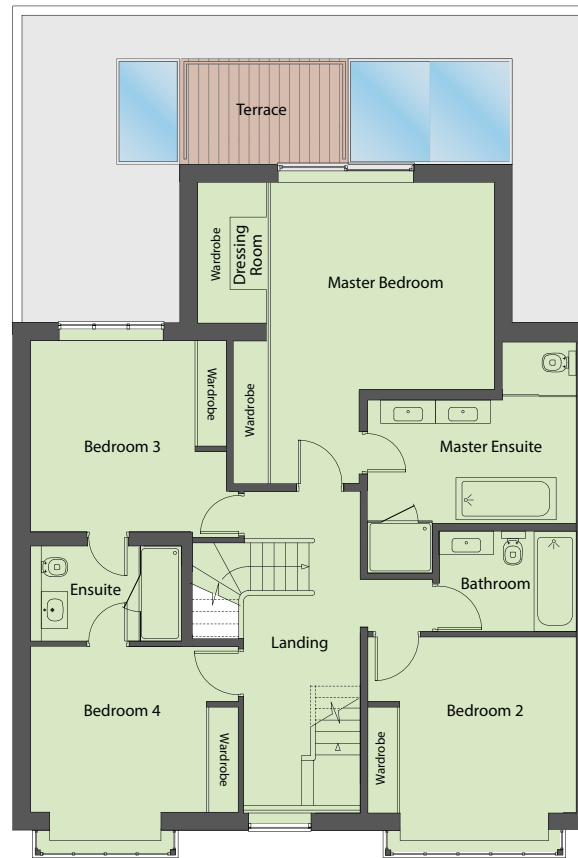
The house is approached by a large imposing carriage driveway with lush landscaped planting.

There is Planning Consent in place for a 300 sq ft summer house/garden building at the rear of garden.



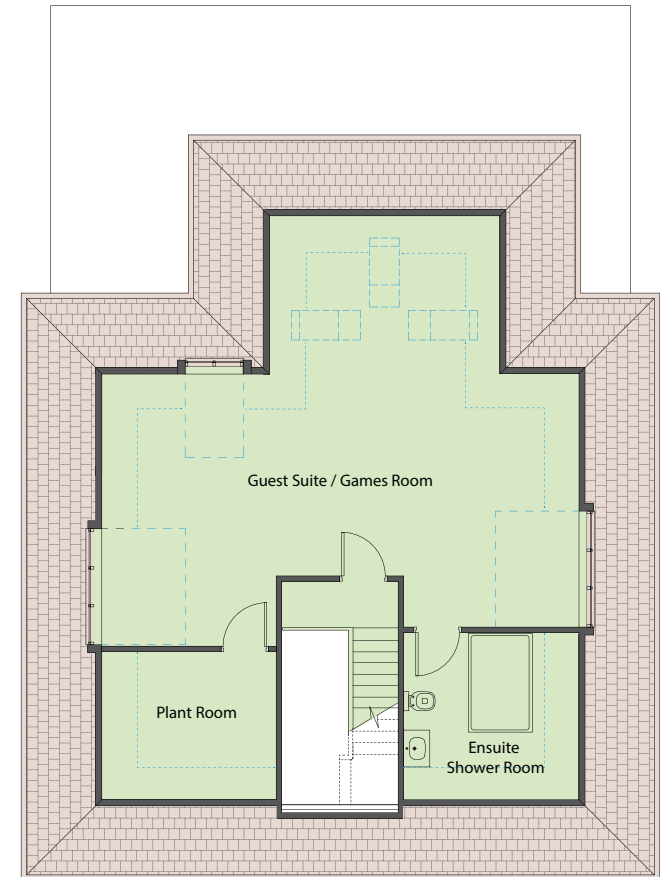
Ground Floor

Kitchen / Family Room	10.32 x 5.67m	33'10" x 18'7"
Dining Room	4.24 x 3.93m	13'11" x 12'11"
Lounge	4.60 x 3.93m	14'11" x 12'11"
Study	5.04 x 2.75m	16'9" x 9'0"
Second Kitchen / Utility	3.00 x 2.50m	9'11" x 8'2"



First floor

Master Bedroom	5.70 x 4.24m	18'8" x 13'11"
Ensuite	3.96 x 3.45m	13'0" x 11'4"
Bedroom 2	3.96 x 3.34m	12'0" x 11'0"
Bedroom 3	3.70 x 3.63m	12'2" x 11'11"
Bedroom 4	3.93 x 3.14m	12'11" x 10'3"
Jack & Jill Ensuite	2.86 x 1.80m	9'4" x 5'11"
Bathroom	2.75 x 1.85m	9'0" x 6'1"
Terrace	4.67 x 2.00m	15'4" x 6'7"



Second Floor

Overall dimensions	11.30 x 9.04m	37'1" x 29'8"
--------------------	---------------	---------------

Plans not to scale and are for indicative purposes only. Measurements have been taken from plans and represent maximum dimensions, including into wardrobes. These dimensions may have varied during construction.



All Enquiries

REBBIE INGRAM
 LAND DEVELOPMENT & PROPERTY CONSULTANT
0208 458 7040
 WWW.DEBBIEINGRAM.CO.UK

A development by

Manor Hall Avenue is one of Hendon's premier locations. This magnificent home occupies a prominent position on the preferred side of the road where it's beautiful mature extensive garden backs on to Hendon Golf Course.

By Road

- Finchley 1.7 miles
- Mill Hill 2.2 miles
- Brent Cross Shopping 2.3 miles
- Edgware 5 miles
- M1 (Junction 2) 1.1 miles
- M25 (Junction 23) 7.6 miles
- Heathrow Airport 18 miles
- Luton Airport 28 miles

By London Underground

- Mill Hill East (Northern) 1.1 mile
 - Hendon Central (Northern) 1.4 miles
 - Finchley Central (Northern) 1.6 miles
 - King's Cross St Pancras 19 mins
 - Bank 27 mins
- By Rail**
- Hendon (Thameslink) 1.7 miles
 - King's Cross St Pancras 16 mins



www.100-homes.com

This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the residence available. Floor plans, layouts, photographs and illustrations are for example only, and do not represent exact final designs. It should not be assumed that any items photographed are included in the sale. There may be material differences between depictions in literature and final developments as products and services are continually developed. Any areas, measurements or distances referred to are approximate. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that these descriptions are likely to match any expectations you may have of the property. All details are correct at time of going to press in February 2015. Designed by Oracle Creative 020 7935 7359 (www.oraclecreative.co.uk)