

# 23 RAVENSHURST AVENUE

HENDON, NW4 4EE

---

FOREST  
REAL ESTATE



# FOR SALE

## 2,823 SQ FT

### Freehold Detached Building

### Key Features

- Use Class E
- Single Storey
- Not Subject to VAT
- Secure Gated Entrance
- Within a Short Walk of Hendon Central Station
- Detached
- Freehold
- Gas Central Heating
- Double Glazed Windows
- Brent Cross Shopping Centre is Located Within a Mile

**23 Ravenshurst Avenue**  
Hendon, NW4 4EE







## Description

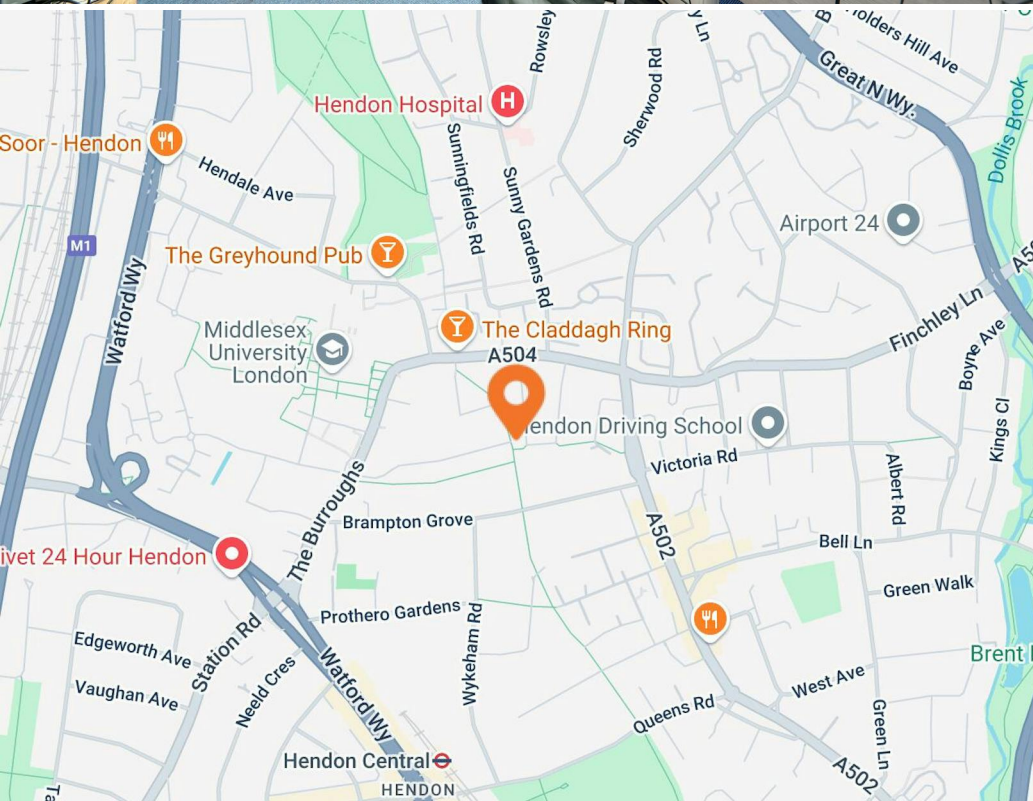
The property has been configured with multiple private, partitioned offices, featuring windows on all sides of the building. Additional amenities include a kitchen, three WCs, and roof storage accessible via a staircase.

Please note, the property is only accessible on foot via pedestrian pathways and does not offer any external parking or loading facilities.

## Location

Located in the heart of Hendon, Ravenshurst Avenue in NW4 offers a well-positioned and accessible setting in North West London. With Hendon Central Underground Station just a short walk away and excellent road connections via the M1 and A41, the area ensures convenient travel across London and beyond.

Ravenshurst Avenue benefits from a quiet, residential atmosphere while still being close to key amenities, including Brent Cross Shopping Centre and various local services. The balance of connectivity and a calm environment makes it an attractive option for businesses seeking a presence in this part of the capital.

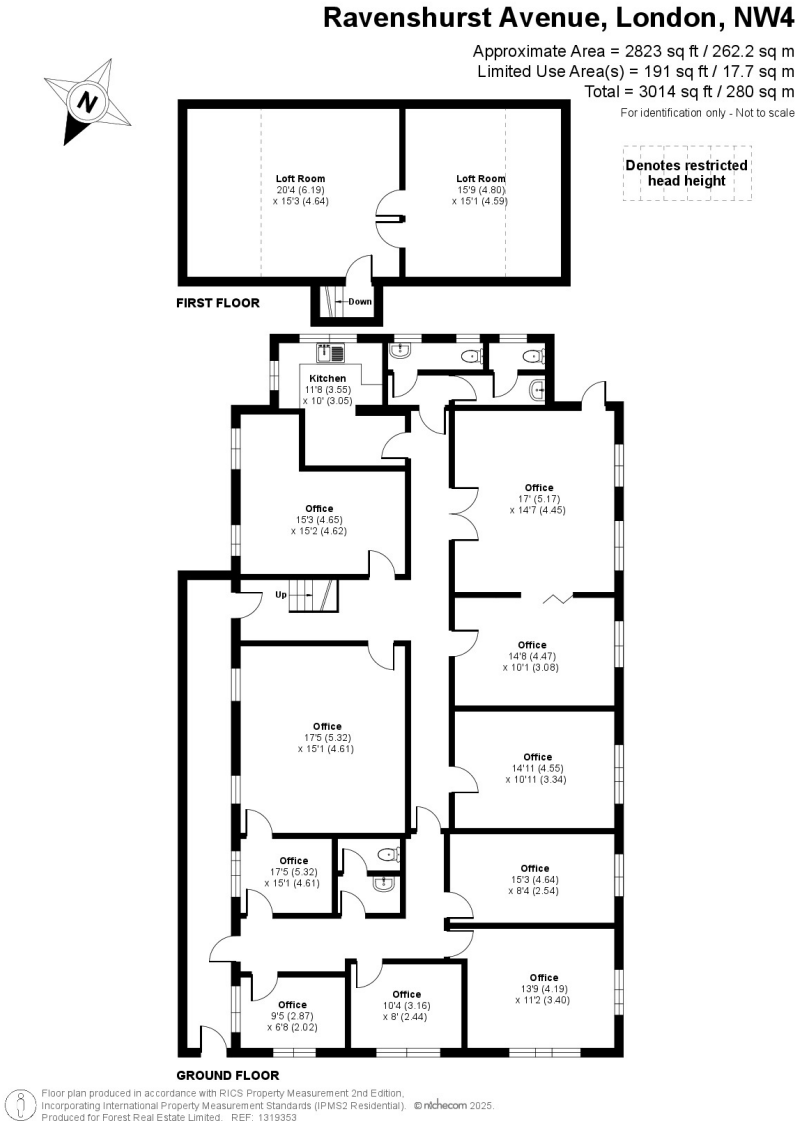


## Proposed Scheme

Planning permission was granted on 19th February 2025 for an additional office floor measuring 187 sq metres, bringing the total proposed building area to 342 sq metres.











# Availability

Price	Offers in excess of £600,000
Rates	£15,344.25 per annum
Service Charge	N/A
VAT	Not applicable
EPC	On application

# Contact

**Ethan Shine**  
020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

**Cormac Sears**  
020 3355 1555 | 07788 235 185  
cormac@forestrealestate.co.uk

**London Office Team**  
55 St John Street, London, EC1M 4AN  
020 3370 4470

**London Industrial Team**  
1 Bridge Lane, London, NW11 0EA  
020 3355 1555

**Hertfordshire Team**  
1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

23 Ravenshurst Avenue  
Hendon, NW4 4EE

F O R E S T  
REAL ESTATE