

Church Road, NW4

1 1 1

£120,000 *Leasehold*

Winkworth is delighted to present this bright and well-maintained one-bedroom retirement flat, situated on the first floor of Ferrydale Lodge, a popular development exclusively for residents aged 60 and over. Offering comfortable and practical accommodation, the property comprises a welcoming reception room, fitted kitchen, spacious double bedroom and bathroom. The development benefits from lift access, secure entry phone system and a part-time on-site building manager, providing reassurance and convenience for residents.

KEY FEATURES

- EXCLUSIVELY FOR RESIDENTS AGED 60 AND OVER
- FIRST-FLOOR ONE-BEDROOM FLAT WITH LIFT ACCESS
- BRIGHT RECEPTION ROOM, FITTED KITCHEN AND DOUBLE BEDROOM
- SECURE ENTRY PHONE SYSTEM AND PART-TIME ON-SITE BUILDING MANAGER
- COMMUNAL LOUNGE WITH SOCIAL ACTIVITIES, INCLUDING BINGO AND QUIZ NIGHTS
- COMMUNAL LAUNDRY ROOM, COMMUNAL GARDENS AND CONVENIENT ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS AND GREEN SPACES





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There is also a communal lounge where residents can enjoy a friendly and sociable atmosphere, with regular activities including bingo, quiz nights and informal get-togethers. Additional facilities include a communal laundry room and beautifully maintained communal gardens, making this an appealing choice for those looking to downsize and enjoy a more relaxed lifestyle within a welcoming community.

Ideally positioned on Church Road in the heart of Hendon, Ferrydale Lodge is conveniently located for a variety of local amenities, including shops, cafés and everyday services, all within easy reach. Excellent local bus connections provide access to surrounding areas, while Hendon Central Underground Station offers Northern line services into Central London, making it easy to visit family and friends or enjoy a day out. For those who appreciate the outdoors, nearby green spaces and parks provide pleasant places for a stroll and to enjoy some fresh air. Combining a convenient location with useful on-site facilities and opportunities for social interaction, this attractive retirement development offers an excellent opportunity for those seeking a comfortable, secure and sociable home.











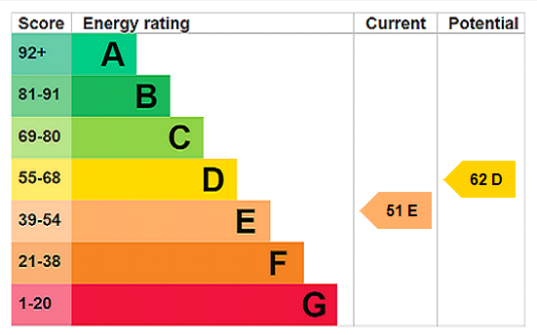




MATERIAL INFO

Tenure: Leasehold
Term: 85 year and 2 months
Service Charge: £3500 per annum
Ground Rent: Inclusive in the service charge
Council Tax Band: C
EPC rating: E





For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/HEN260040

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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