



Queens Road, NW4

£550,000 *Leasehold*

3 1 1

Set within Collingwood Court on Queens Road, Hendon, this well-proportioned three-bedroom flat offers comfortable and versatile accommodation, ideal for families, professional couples or those seeking additional space. The property comprises an entrance hallway leading to a convenient cloakroom, a spacious living room, a separate kitchen, three double bedrooms and a family bathroom, complemented by a separate WC. With its generous bedroom accommodation and practical layout, the flat provides an excellent opportunity to create a welcoming home in a popular residential setting.

KEY FEATURES

- FIRST FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- IN EXCESS OF 1000 SQ FT
- SEPARATE W/C
- CLOSE TO AMENITIES
- SPACIOUS LIVING SPACE
- SEPARATE KITCHEN
- GOOD TRANSPORT LINKS



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Queens Road is ideally positioned for the many amenities and attractions of Hendon, with local shops, cafés, restaurants and everyday conveniences available along Brent Street and in the surrounding area. Transport connections are excellent, with Hendon Central Underground Station providing Northern line services towards the West End and the City, while Hendon railway station offers Thameslink services to destinations including St Pancras International and central London. Families will appreciate the choice of well-regarded schools in the wider area, including Hendon Prep and Hasmore High School, while nearby green spaces such as Hendon Park, Sunny Hill Park and the extensive open grounds of Hendon Park provide opportunities for leisurely walks, recreation and enjoying the outdoors.





MATERIAL INFO

Tenure: Leasehold

Term: 139 Years, 6 Months

Service Charge: £3000 per annum

Ground Rent: Inclusive in the Service Charge

Council Tax Band: E

EPC rating: C



Approximate total area⁽¹⁾
1025 ft²
95.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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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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