

MARYLA LODGE, REMIAS ROAD, HENDON, NW4
£290,000 LEASEHOLD

**INTRODUCING MARYLA LODGE, A BRAND
NEW DEVELOPMENT LOCATED OFF REMAIS
ROAD, NW4.**

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DESCRIPTION:

Introducing Maryla Lodge, a brand new development located off Remais Road, NW4.

This is an exquisite brand-new ground floor studio apartment ideally situated on a quiet street near Hendon Central Station. Nestled within the sought-after development off Remais Road, NW4, this property offers an array of amenities, including optional off-street parking, convenient bike storage, and a tranquil location that provides residents with added comfort and peace away from the bustling streets.

Step into this captivating apartment and be greeted by a spacious open plan kitchen/living room adorned with a charming farmhouse-style design. The kitchen boasts elegant splashback tiling, integrated appliances, and a gas hob, while offering seamless access to a delightful private terrace, perfect for indulging in relaxation or entertaining guests.

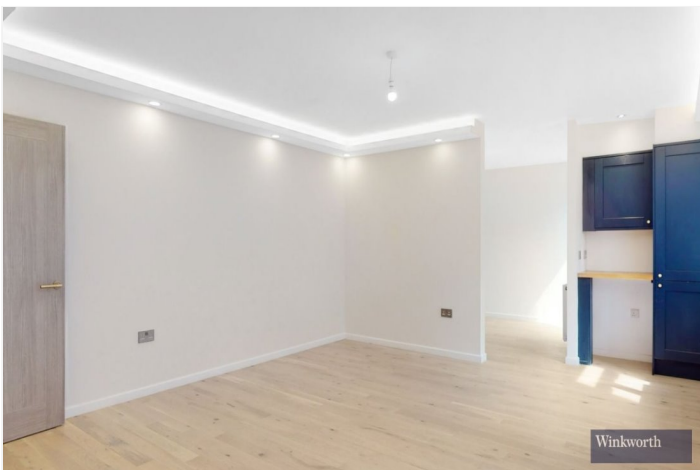
The bedroom area offers ample space, ensuring a comfortable retreat with access to the lovely bathroom suite which features mosaic style flooring, enhancing the contemporary aesthetic of the apartment.

Benefitting from gas central heating, residents can enjoy cosy warmth throughout the year. Additional advantages include convenient bike storage, the option for off-street parking (available upon request), and plentiful storage solutions to keep belongings organized and clutter-free. Leasehold. Chain free.

To secure an early viewing of this remarkable apartment, please contact Winkworth at 0208 202 1031.

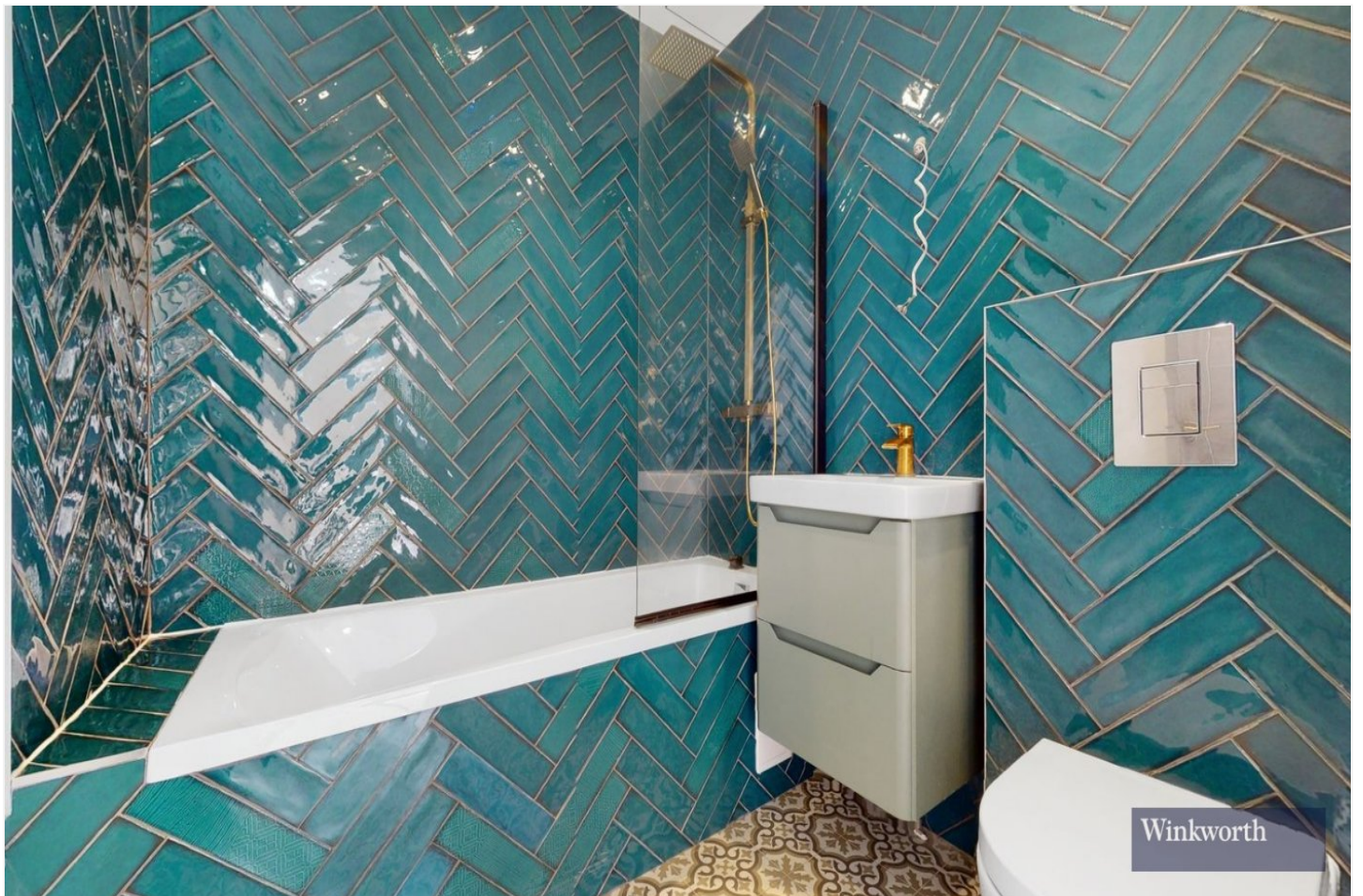
AT A GLANCE

- STUNNING NEWLY BUILT DEVELOPMENT
- GROUND FLOOR STUDIO APARTMENT
- SPACIOUS PRIVATE TERRACE
- PARKING AVAILABLE ON REQUEST
- BIKE STORAGE
- SHORT WALK TO HENDON CENTRAL STATION (NORTHERN LINE)





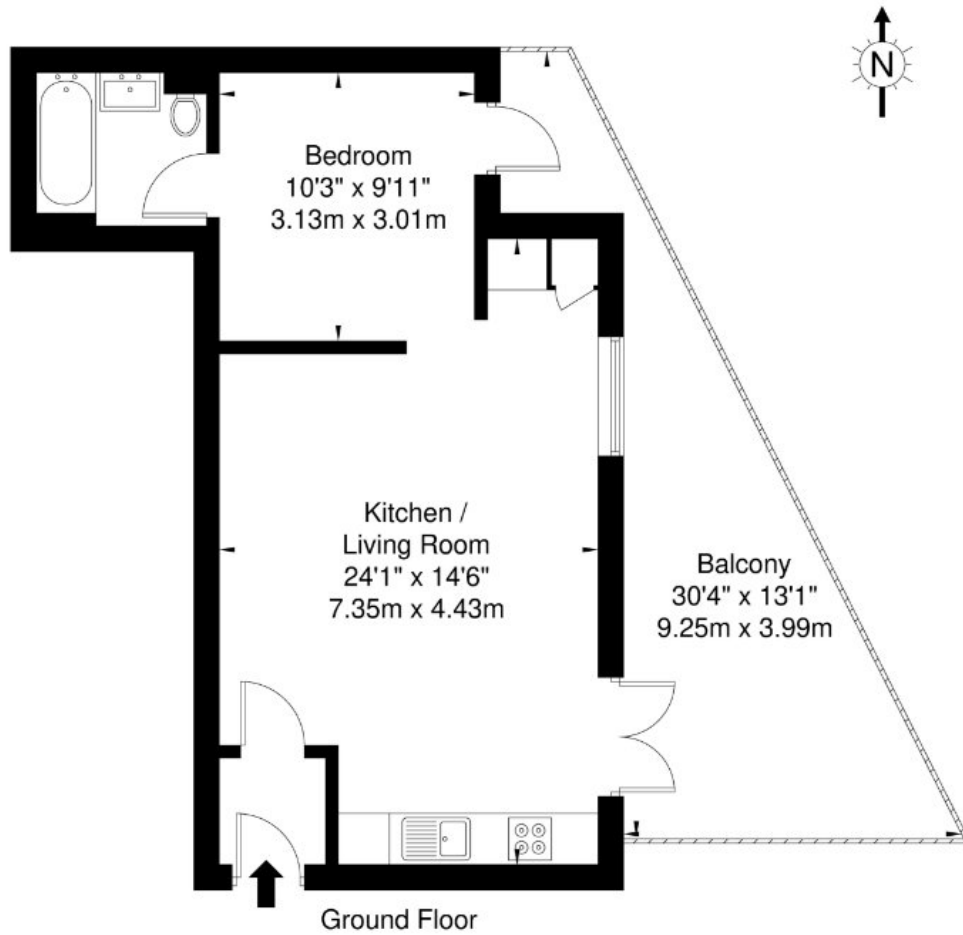
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Maryla Lodge, Remias Road, NW4 3BF

Approx. Gross Internal Area = 42.4 sq m / 456 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B	82	82
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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