



Station Road, Hendon, NW4

GUIDE PRICE £370,000 *Leasehold*



An excellent opportunity to acquire a well-presented two-bedroom, one-bathroom first-floor apartment nestled within the highly sought-after Hendon area. This property is perfect for first-time buyers, commuters, or investors seeking a blend of suburban calm with superb city accessibility.

KEY FEATURES

- CHAIN FREE
- OFF STREET PARKING
- GREAT TRANSPORT LINKS
- NEWLY REFURBISHED
- IDEAL FOR INVESTMENT
- BALCONY



Hendon

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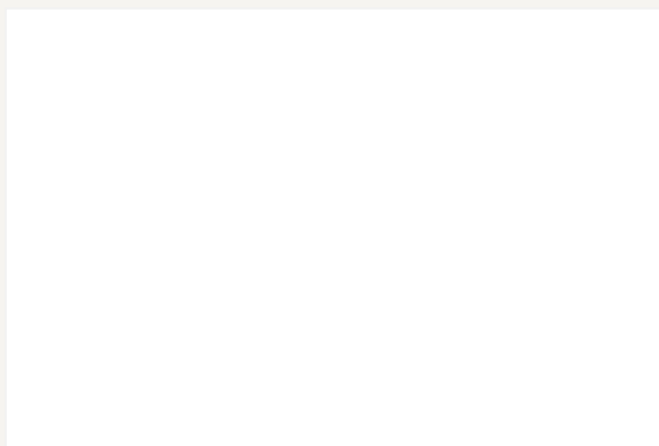
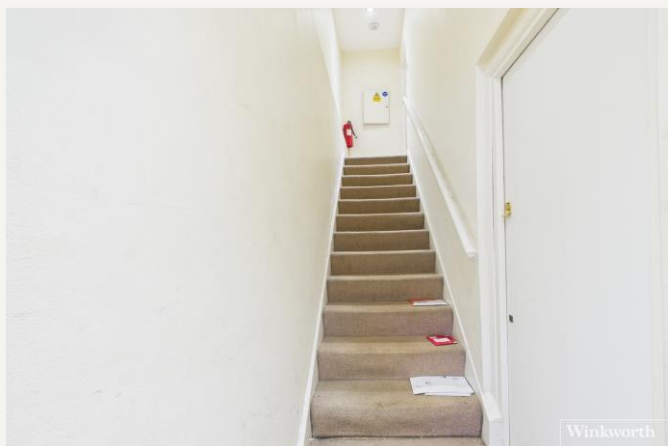
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The property offers a functional and appealing internal layout, featuring a bright reception room ideal for both relaxing and entertaining, open plan kitchen, two good-sized bedrooms, and a clean, contemporary main bathroom. A major practical benefit, particularly in this commuter-friendly location, is the inclusion of dedicated residents' parking.

The NW4 postcode is known for its strong sense of community. Hendon is a vibrant and diverse area, boasting excellent local amenities. The nearby Brent Street offers an array of local shops, cafes, and restaurants, and for extensive retail, Brent Cross Shopping Centre is just a short distance away. Residents benefit from proximity to expansive green spaces, including Hendon Park and the stunning nature around the Welsh Harp, perfect for outdoor activities.





MATERIAL INFO

Tenure: Leasehold

Term: Approx 88 year and 0 months

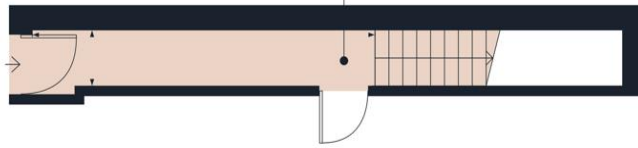
Service Charge: Approx £2561.62 per annum

Ground Rent: N/A

Council Tax Band: Band C

EPC rating: E

Entrance Hallway to 1st Floor
2'11" x 16'7"
0.90 x 5.06 m



Ground Floor



Floor 1

Approximate total area⁽¹⁾
630 ft²
58.5 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		77 C
55-68	D		
39-54	E	48 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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