



STATION ROAD, HENDON, LONDON, NW4

**£400,000 LEASEHOLD APPROX 108 YEARS REMAINING**

## STYLISH TWO BEDROOM FLAT WITH BALCONY & PARKING – HENDON NW4

- **SERVICE CHARGE APPROX £2052 PER ANNUM**
- **GROUND RENT – N/A**

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

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**DESCRIPTION:**

Winkworth are delighted to present this beautifully presented two-bedroom apartment, set on the first floor of a well-maintained purpose-built development in the heart of Hendon, NW4. Offering approximately 700 sq ft of well-arranged living space, the property combines modern interiors with a peaceful residential setting. The apartment features a spacious open-plan kitchen and reception room, ideal for both relaxing and entertaining. The kitchen is fitted with contemporary units, integrated appliances, and stylish wooden worktops, flowing seamlessly into the bright living and dining area. Large windows and a private balcony provide an abundance of natural light and a pleasant outlook.



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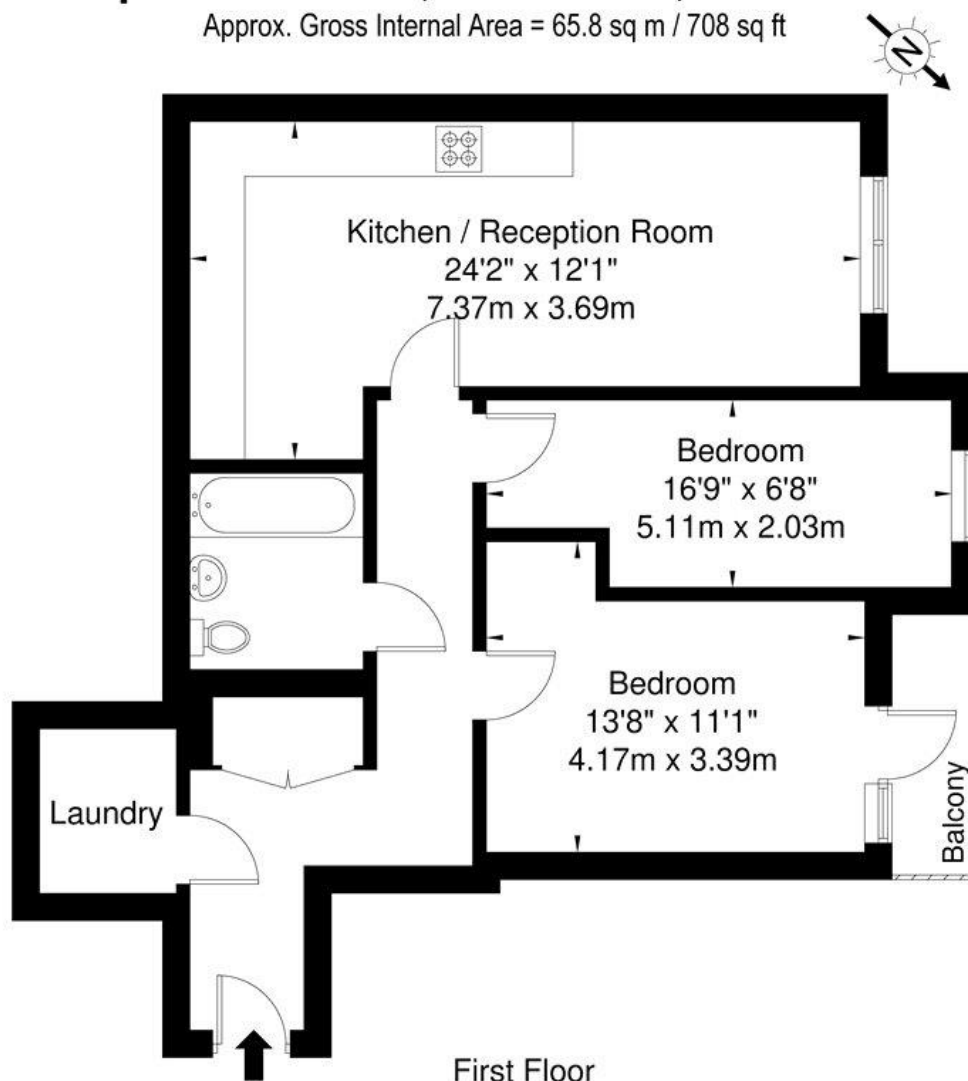
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# Spencer House, Station Rd, NW4 3AF

Approx. Gross Internal Area = 65.8 sq m / 708 sq ft



First Floor

Ref

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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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold

**Term:** 109 year and 1 months

**Council Tax Band:** E

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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