



- RETIREMENT LIVING
- OVER 55'S ONLY
- RESIDENT MANAGER
- COMMUNAL LOUNGE
- PET FRIENDLY
- CARELINE SERVICE
- GUEST FACILITIES

FERRYDALE LODGE, CHURCH ROAD, HENDON, NW4  
**£180,000 LEASEHOLD**

## BRIGHT ONE-BEDROOM RETIREMENT FLAT FOR OVER 55S IN THE HEART OF HENDON

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

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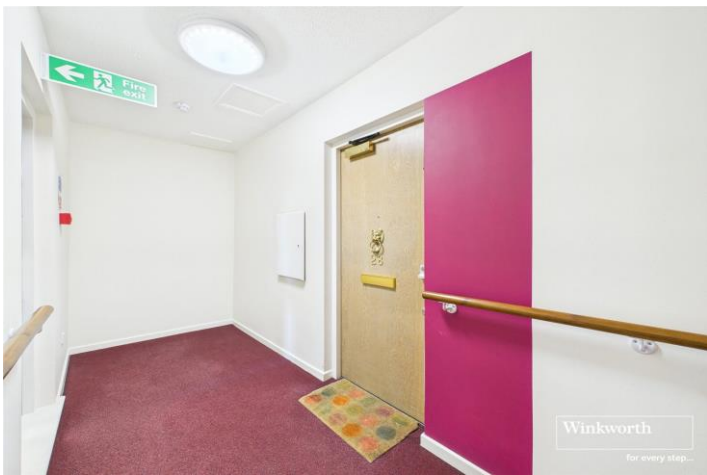
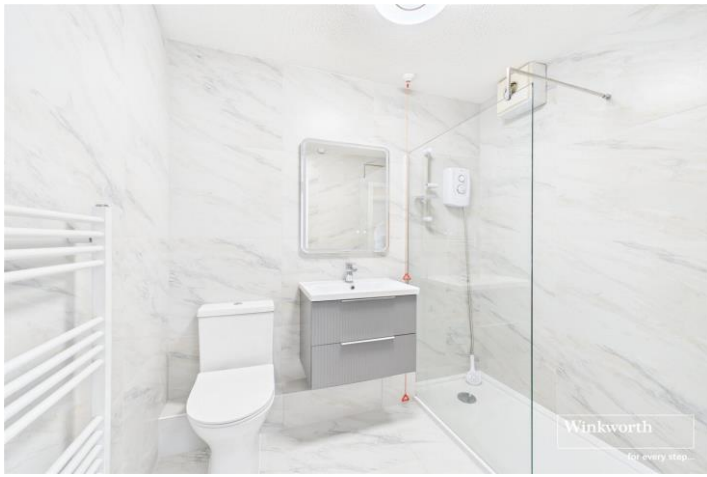


Winkworth are delighted to present this bright and well-maintained one-bedroom retirement flat, exclusively for residents aged 55 and over, set within a popular development in the heart of Hendon, NW4. Built in 1987, the scheme comprises 45 flats in a mix of one and two-bedroom homes, designed to offer both comfort and community. This flat provides a spacious reception room, a fitted kitchen, a well-sized double bedroom, and a modern bathroom, making it both practical and inviting. The development benefits from an excellent range of on-site facilities, including a lift, communal lounge, laundry room, guest accommodation, hobby room, and activities room. There is resident management staff on site part-time, supported by a Careline alarm service for additional peace of mind. Wi-Fi is available in communal areas, and the beautifully maintained gardens provide a pleasant outdoor space for residents. Pets, including cats and dogs, are generally accepted with prior approval.

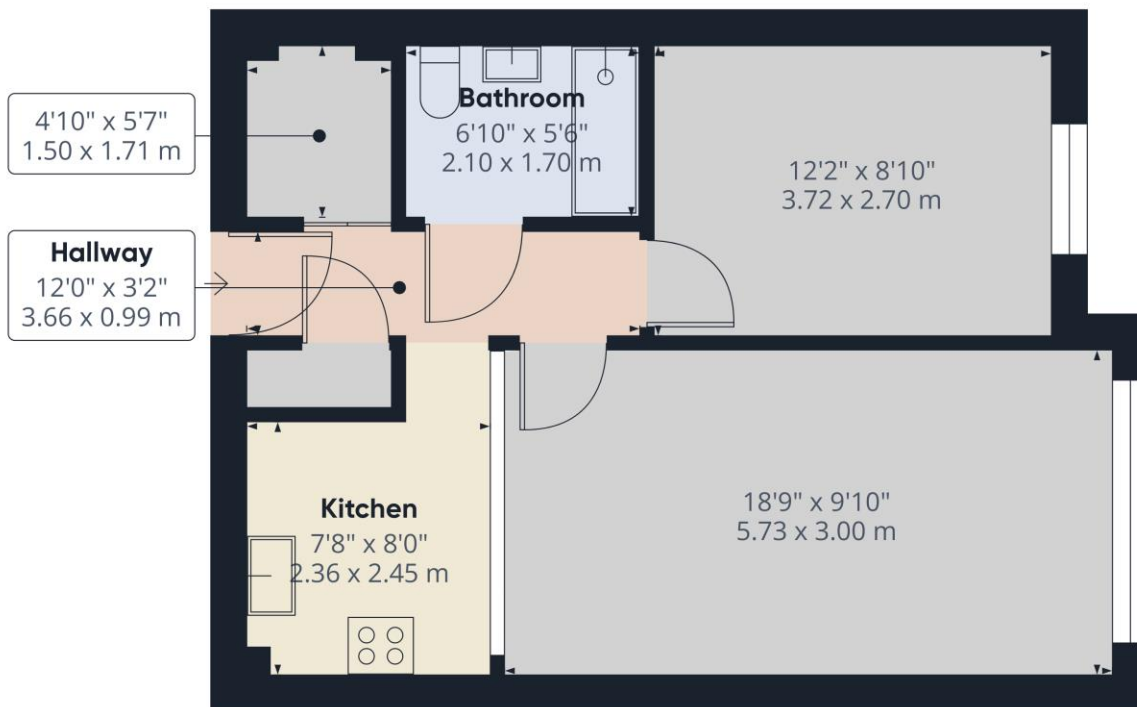


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**Approximate total area<sup>(1)</sup>**  
473 ft<sup>2</sup>  
43.8 m<sup>2</sup>

(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.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Approx 87 year and 0 months

**Service Charge:** Approx £3350 per annum

**Ground Rent:** No Ground Rent

**Council Tax Band:** C

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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