



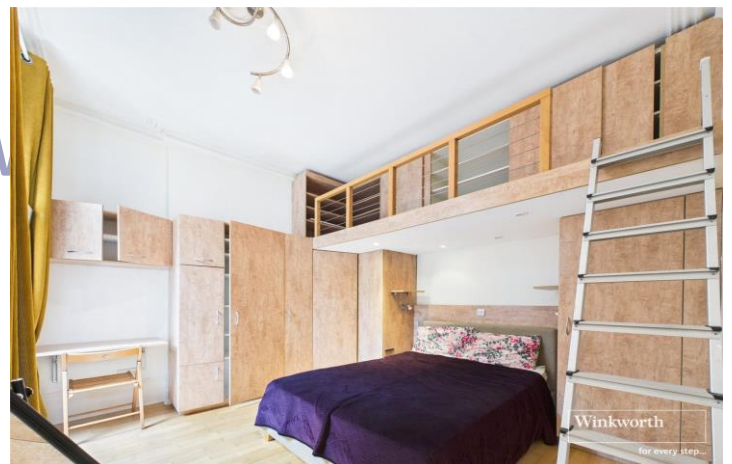
STATION ROAD, HENDON, NW4

£300,000 SHARE OF FREEHOLD

ONE-BEDROOM APARTMENT WITH GARDEN ACCESS

- Underlying Lease – 90 years remaining
- Service Charge - £2120 per annum

Hendon | 020 8202 1031 | hendon@winkworth.co.uk



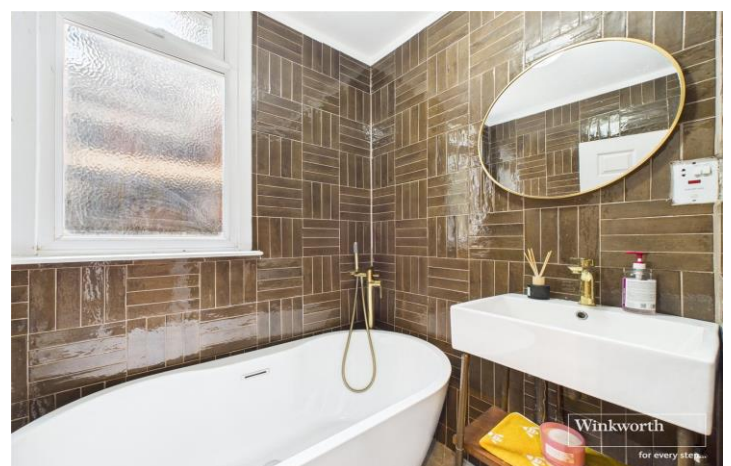
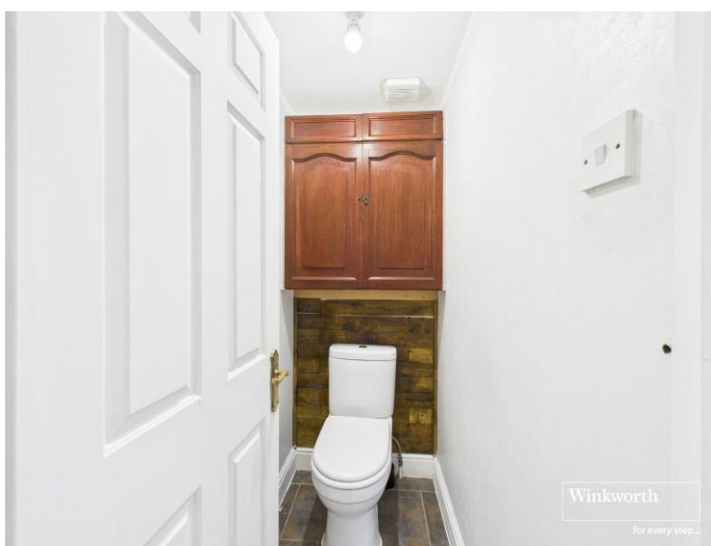
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DESCRIPTION:

Located on the ever-popular Station Road in Hendon, NW4, this beautifully presented one-bedroom ground floor apartment offers a unique blend of character, space, and convenience in one of the area's most desirable spots. The property boasts a bright and airy living room with large windows and direct access to the communal gardens, creating a peaceful green outlook. A good sized newly refurbished separate kitchen. The spacious double bedroom is cleverly designed with extensive built-in storage and a mezzanine level, perfect for additional sleeping or storage space.



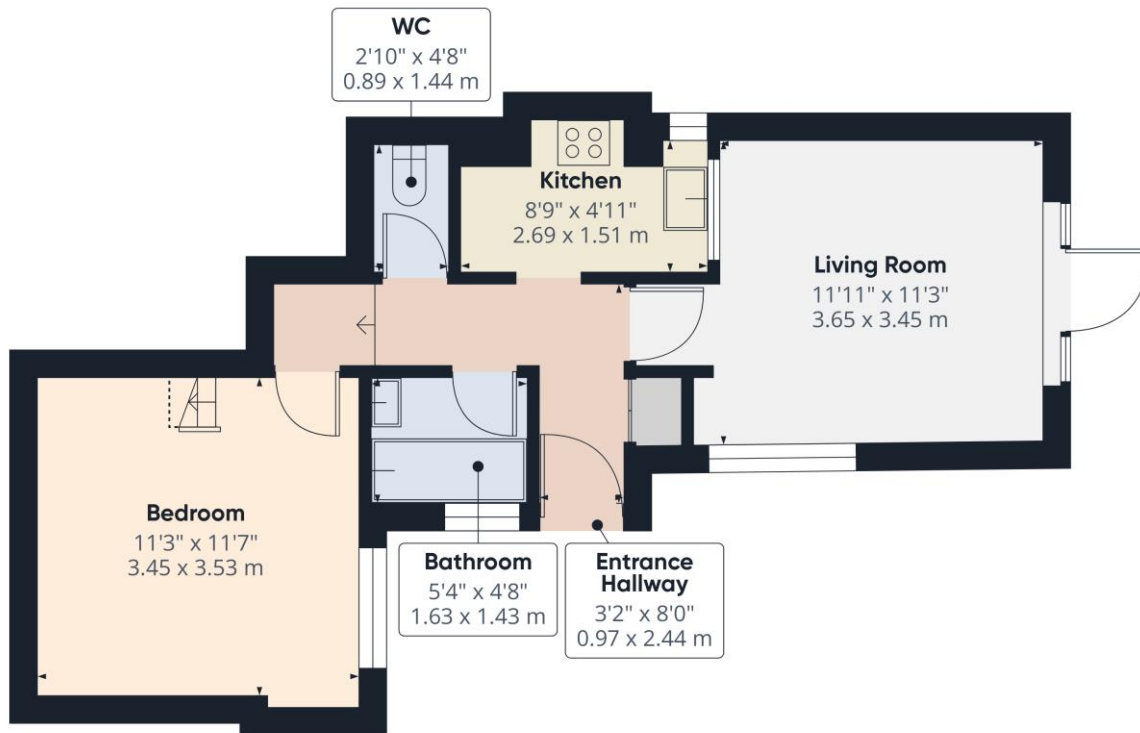
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Approximate total area^m423 ft²39.3 m²

Reduced headroom

3 ft²0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Share of Freehold

Service Charge: £2120 per annum

Council Tax Band: 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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