



ASHLEY LANE, HENDON, NW4
£450,000 SHARE OF FREEHOLD

- SHARE OF FREEHOLD
- PRIVATE BALCONY
- ALLOCATED PARKING
- EXCELLENT TRANSPORT LINKS
- TOP SCHOOLS NEARBY
- MODERN FINISH
- CHAIN FREE

(CHAIN FREE) A Share of Freehold Modern Two-Bed Apartment with Parking & Balcony

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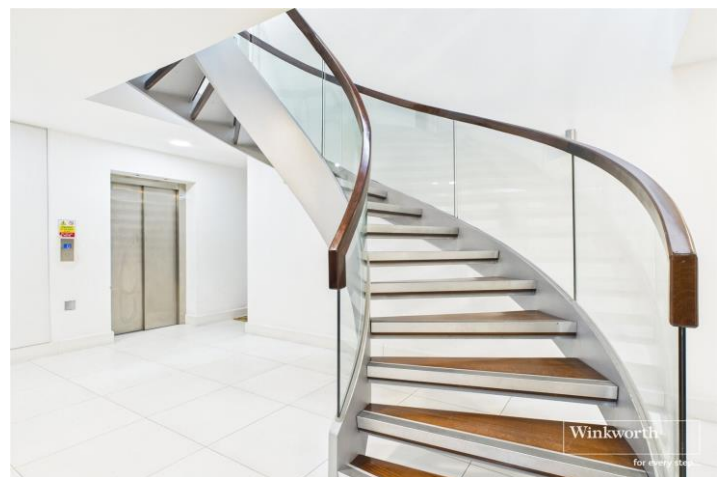
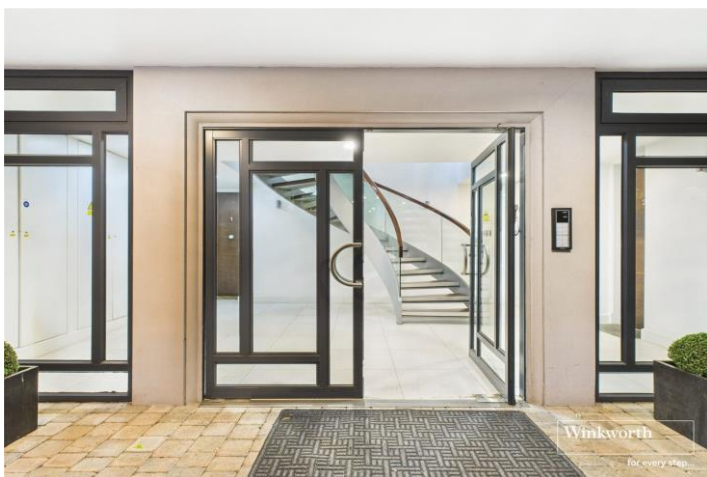
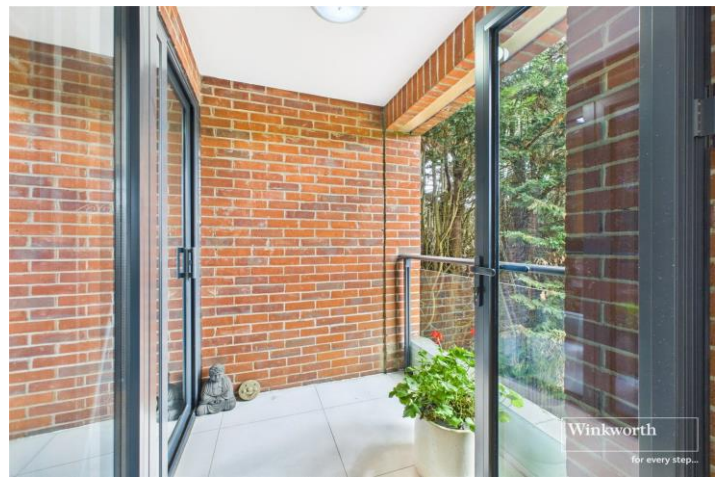


An exceptional opportunity to acquire a contemporary two-bedroom, one main bathroom with an additional stunning shower en suite. Located in the highly sought-after Ashley Lane area, impeccably presented and finished to a superior standard, this stylish home offers a perfect blend of comfort, modern design & ideally suited to professionals, couples, or young families. The bright and spacious open-plan reception room leads directly onto a private balcony, providing an inviting space to relax or entertain while overlooking leafy surroundings. A sleek, high-spec kitchen with granite worktops and generous storage completes the heart of the home. Both bedrooms are well proportioned, with the principal suite boasting its own en-suite bathroom for added privacy and convenience.



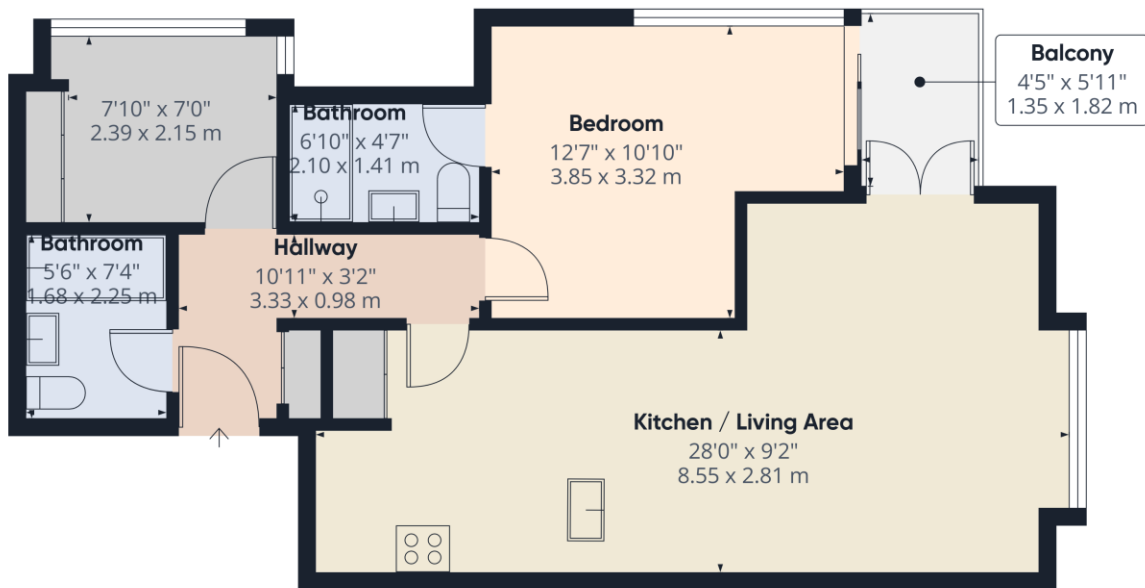
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Approximate total area⁽¹⁾

626 ft²
58.1 m²

Balconies and terraces

27 ft²
2.5 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.

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Approx 114 year and 0 months

Service Charge: Approx £2800 per annum

Ground Rent: N/A

Council Tax Band: 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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