



Great North Way, NW4

£425,000 *Share of Freehold*



A well-proportioned three-bedroom first-floor flat with share of freehold, set within the established Ashley Court on Great North Way, NW4. Recently re-carpeted throughout, the property offers bright and practical accommodation ideal for families, professionals or investors alike.

KEY FEATURES

- NO ONWARD CHAIN
- THREE BEDROOMS
- PRIVATE BALCONY
- SHARE OF FREEHOLD
- GARAGE
- OFF STREET PARKING
- BATHROOM & SEPARATE W/C



Hendon

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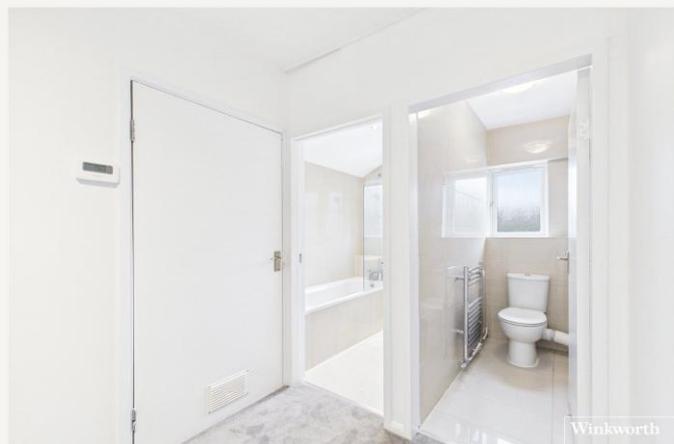
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The flat is accessed via a communal entrance with stairs to the first floor (please note there is no lift access). Internally, the accommodation comprises a welcoming entrance hallway leading to a generous living room with direct access onto a private balcony, providing a pleasant outdoor space for relaxing or entertaining. The kitchen offers ample cupboard storage and worktop space, while the layout further includes a family bathroom and a separate cloakroom for added convenience. There are three bedrooms in total, made up of two good-sized double rooms and a versatile single bedroom, perfectly suited as a child's room, guest room or home office. The property also benefits from residents' parking and its own garage, a valuable addition in this part of Northwest London.

Ashley Court is situated in the heart of Hendon, within the London Borough of Barnet, an area popular for its balance of green surroundings and excellent connectivity. The property is within easy reach of Brent Street and the wider Hendon area, offering a variety of independent shops, supermarkets, cafés, restaurants and everyday amenities. Larger retail and leisure facilities can be found at Brent Cross Shopping Centre, which provides an extensive selection of high street brands, dining options and transport connections.





MATERIAL INFO

Tenure: Share of Freehold

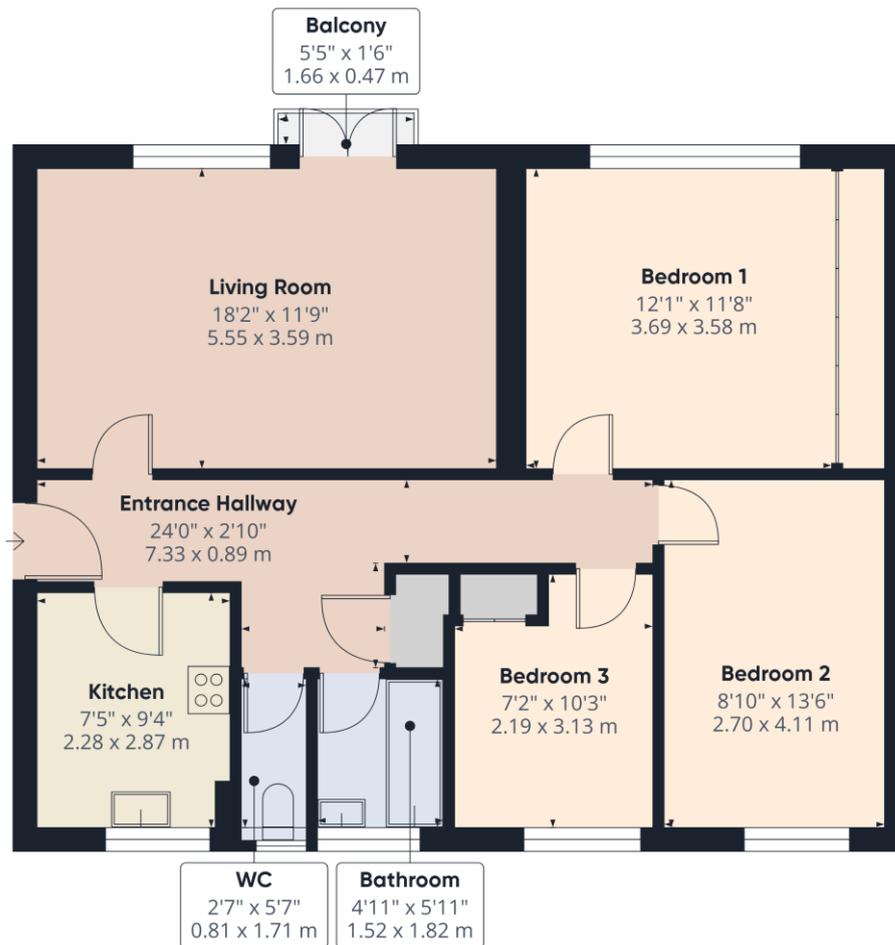
Term: 999 years from March 1997

Service Charge: Approx. £2,200

Ground Rent: Peppercorn

Council Tax Band: D

EPC rating: C



Approximate total area⁽¹⁾

795 ft²
73.9 m²

Balconies and terraces

9 ft²
0.8 m²

(1) Excluding balconies and terraces

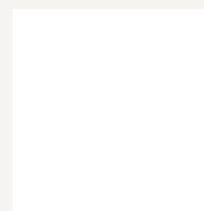
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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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