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SPENCER HOUSE, STATION ROAD, HENDON, LONDON, NW4

£325,000 LEASEHOLD APPROX 109 YEARS REMAINING

MODERN ONE BEDROOM GROUND FLOOR APARTMENT IN THE HEART OF HENDON

- SERVICE CHARGE APPROX £1,800 PER ANNUM
- NO GROUND RENT PAYABLE

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

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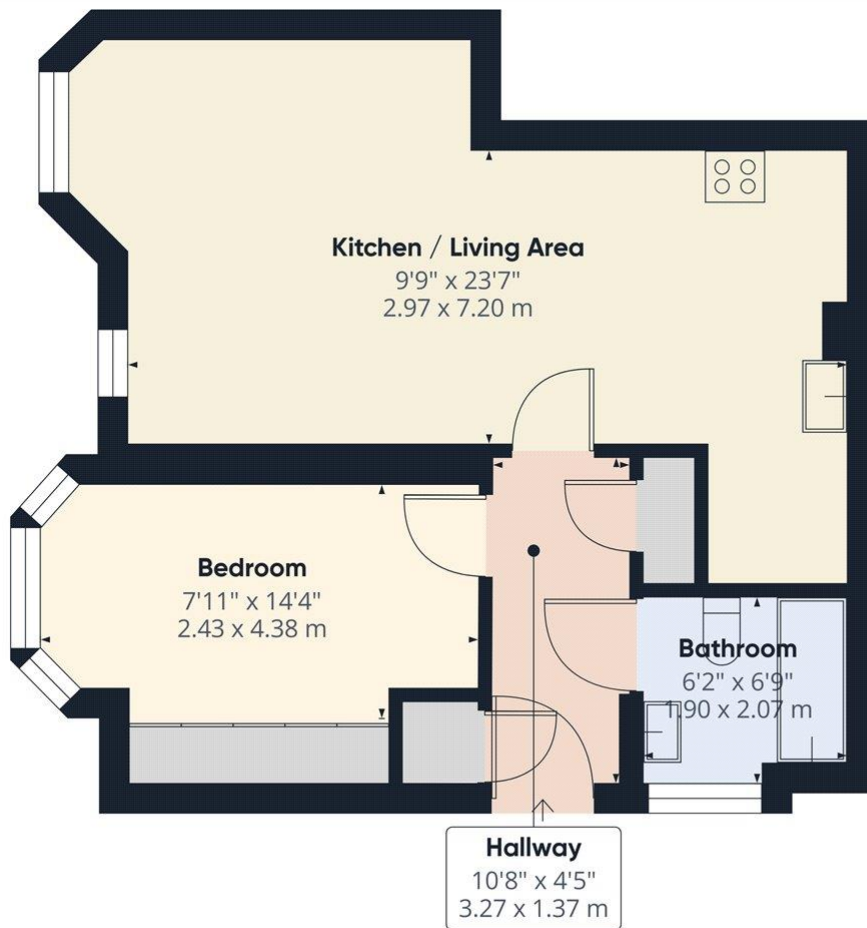
DESCRIPTION: Situated in the vibrant heart of Hendon, this beautifully presented ground floor apartment offers stylish and contemporary living throughout. Boasting its own private entrance, the property features a bright and modern open-plan kitchen and living area, ideal for both relaxing and entertaining. The apartment comprises a generously sized double bedroom, a sleek and stylish bathroom. Additional benefits include one allocated parking space and over 100 years remaining on the lease, making it a fantastic purchase for first-time buyers or investors alike. Ideally located just moments from excellent transport links including Hendon Central Station (Northern Line), acclaimed schools, and Brent Cross Shopping Centre 10 minutes away, this property perfectly combines comfort, convenience, and modern living. Must be seen to be appreciated



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Approximate total area^m
539 ft²
49.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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	81 B	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 109 year and 3 months

Service Charge: £1800 per annum

Ground Rent: £0

Council Tax Band: D - Barnet

All figures that are shown were correct at the time of printing.

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