



## Dallas Road, Hendon, NW4

£285,000 *Share of Freehold*



Welcome to this chain free truly spacious one double bedroom flat, perfectly positioned on the first floor of a handsome, converted residence in the heart of Hendon. Offered in a good decorative order throughout, the property seamlessly blends period charm with modern comforts, making it an ideal home for a single professional or couple.

### KEY FEATURES

- SHARE OF FREEHOLD
- PERIOD CHARACTER
- BRIGHT & AIRY
- HIGH CEILINGS
- INVITING LIVING SPACE
- CHAIN FREE



Hendon

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The flat is distinguished by its large, bright reception room, which features a superb bay window that floods the space with natural light, complementing the tasteful decor and creating an inviting environment for relaxing and entertaining. The accommodation further boasts a good-sized double bedroom and a separate, modern fitted kitchen complete with ample storage and workspace. Comfort is assured year-round with gas central heating and double-glazed windows throughout. The location is exceptionally convenient, situated close to the highly sought-after NW4 area and offering superb transport links for the city commuter. The property is just a minimal 8-minute walk to Hendon National Rail Station (Thameslink), offering fast rail services, and a short 19-minute walk to Hendon Central Underground Station (Northern Line), providing swift access across London. For local amenities, a fantastic selection of shops, vibrant cafes, and popular restaurants can be found along Brent Street and near Hendon Central.





#### MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** B

**EPC rating:** 56



Ground Floor



Approximate total area<sup>(1)</sup>  
499 ft<sup>2</sup>  
46.3 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		

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