



CHURCH ROAD, HENDON, LONDON, NW4  
**£175,000 LEASEHOLD**

## A WARDEN ASSISTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

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## DESCRIPTION:

\*\*\* RETIREMENT APARTMENT, over 60's only \*\*\* We are pleased to offer to the market, this warden assisted one bedroom first floor retirement apartment, which is well located in the heart of Hendon, being close to the many amenities Brent Street and the surrounding area has to offer. This apartment comprises a spacious living room, separate kitchen, tiled bathroom and double bedroom. Further benefits include: lift, off street parking, 24 hour onsite warden, communal lobby and laundry facilities.

Lease - 88 years

Service charge - TBC

Council Tax Band: D

EPC: C

## AT A GLANCE

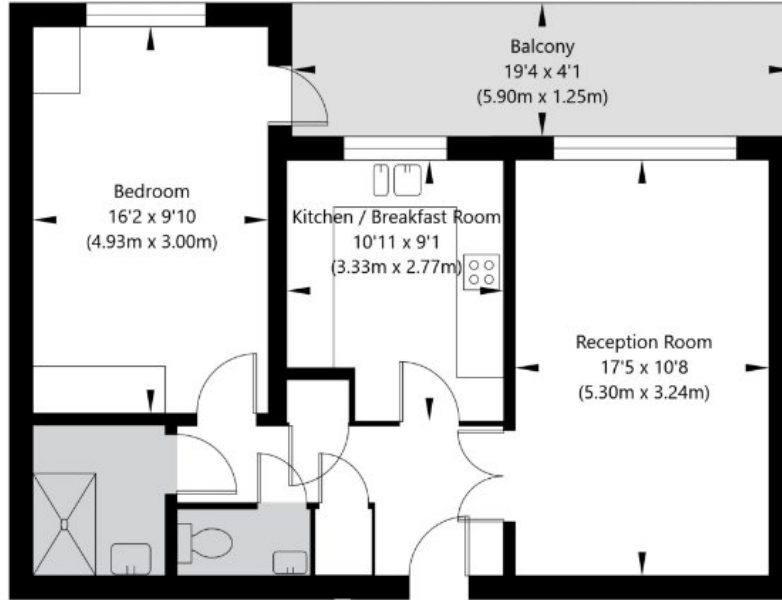
- RETIREMENT APARTMENT
- WARDEN ASSISTED
- FIRST FLOOR
- ONE BEDROOM
- GREAT LOCATION
- LEASEHOLD - 88 YEARS





# Ferrydale Lodge, Church Road, London, NW4 4EW

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 54.84 SQ M / 590 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 54.84 SQ M / 590 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		
(81-91)	C	78	84
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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