

## Church Road, Hendon, NW4



### £150,000 Leasehold

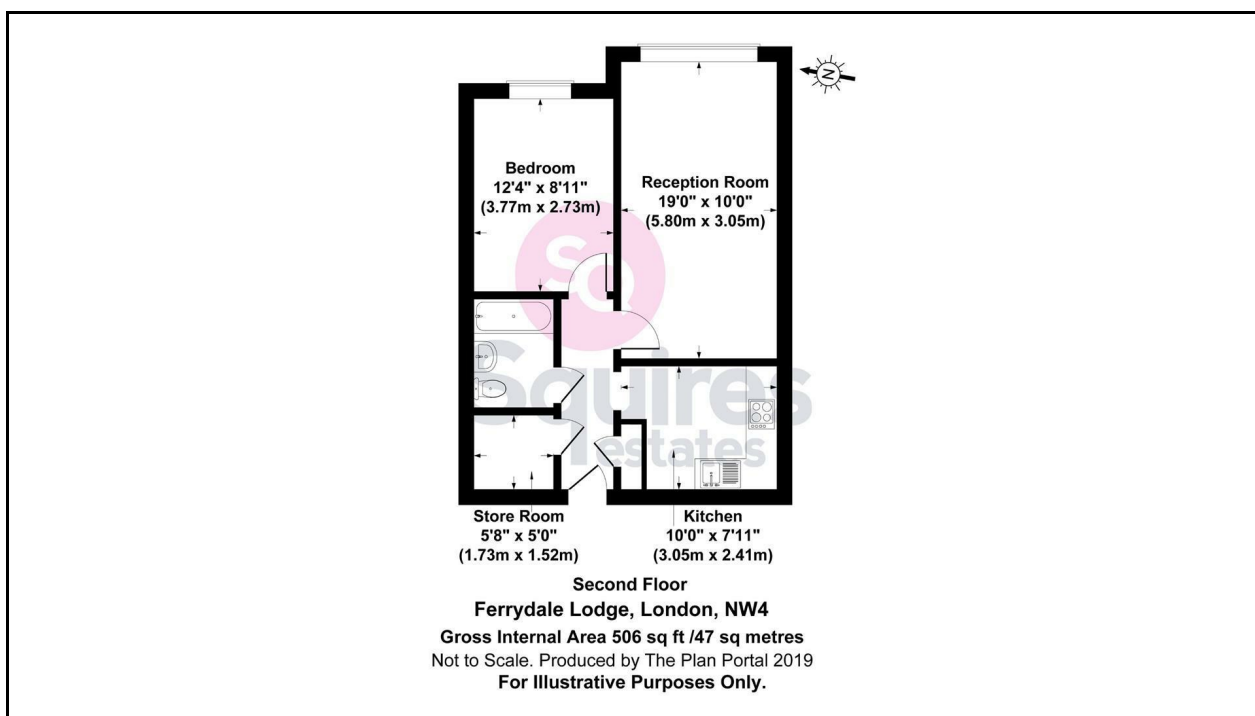
**\*OVER 60'S ONLY\* \*CHAIN FREE\*** A bright and spacious 1 bedroom, second floor retirement apartment. Designed for independent living, the flat is self-contained and benefits from use of a communal patio garden, lounge, on-site laundry and hairdressers. Further benefits include warden assistance, parking facilities, double glazing throughout and a large storage cupboard. The property is ideally located within the heart of Hendon, being close to the amenities of Brent Street and transport links.

Lease: 125 years from January 1987  
Ground Rent: TBA  
Service Charge: Approx. £188.11 per month

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- Over 60's only
- 1 double bedroom
- Off street parking
- Warden assisted
- Communal patio garden
- Laundry facilities
- Lift
- Barnet council tax band C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 76                      | 80        |
|                                             | EU Directive 2002/91/EC |           |

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. All measurements quoted are approximate and their accuracy should not be relied upon. Please get independent advice to clarify everything before making an offer or buying. These particulars or any part of these particulars do not constitute a contract or an offer.