



## Swynford Gardens, London, NW4 4XN

£280,000 - Leasehold

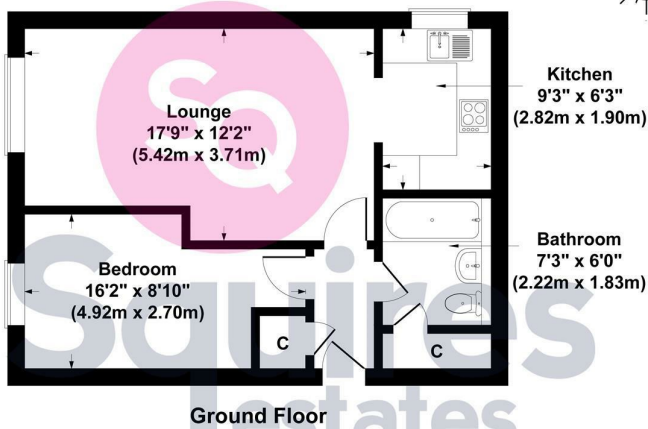
A bright and well presented one bedroom flat on the ground floor of this purpose built block. The property comprises an entrance/hallway, spacious reception room, kitchen and bathroom. The property is also conveniently situated within a short walking distance to both Hendon Underground and Hendon Thameslink stations. Close to Brent Cross shopping Centre and other local amenities. Offered chain free.

Leasehold: Approx. 91 years remaining  
Ground Rent: £97.50 per half annum  
Service Charge: Approx. £1530 per annum  
Barnet Council Tax Band D

- One bedroom
- Large lounge
- Ground floor
- Allocated parking space
- Chain free
- Sole agent
- Walking distance to Hendon Underground
- Barnet Council Tax Band D

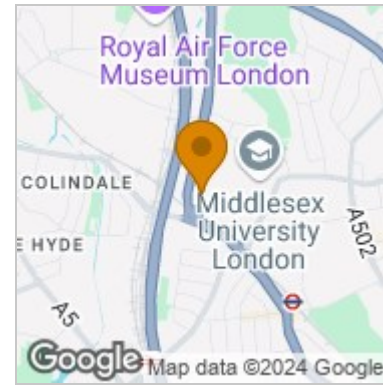
## Floor Plan

Chatten Court , Swyford Garden London NW4 4XN  
Gross Internal Area 527 sq ft /49 sq metres

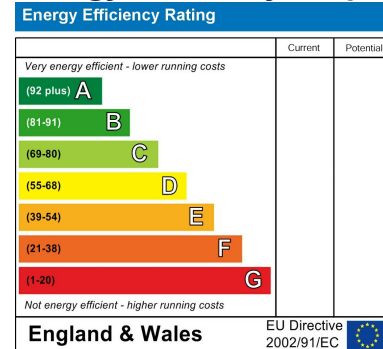


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

