



## Rickard Close, London, NW4 4XH

£425,000 - Leasehold - Share of Freehold

**\*\*SHARE OF FREEHOLD\*\*** Located behind Hendon Town Hall is this bright two double bedroom flat that has been well looked after and maintained by the current owner. Offering a large lounge/ reception room with dining area and juliet balcony. Fully fitted kitchen, family bathroom/WC, en-suite shower/WC to main bedroom, ample storage, communal gardens and allocated parking space for one car.

The block is conveniently located a short walk to Middlesex University, Hendon Central Underground Station, Hendon Thameslink, local amenities and bus routes.

Share of Freehold with lease of 999 years from 1st January 2022

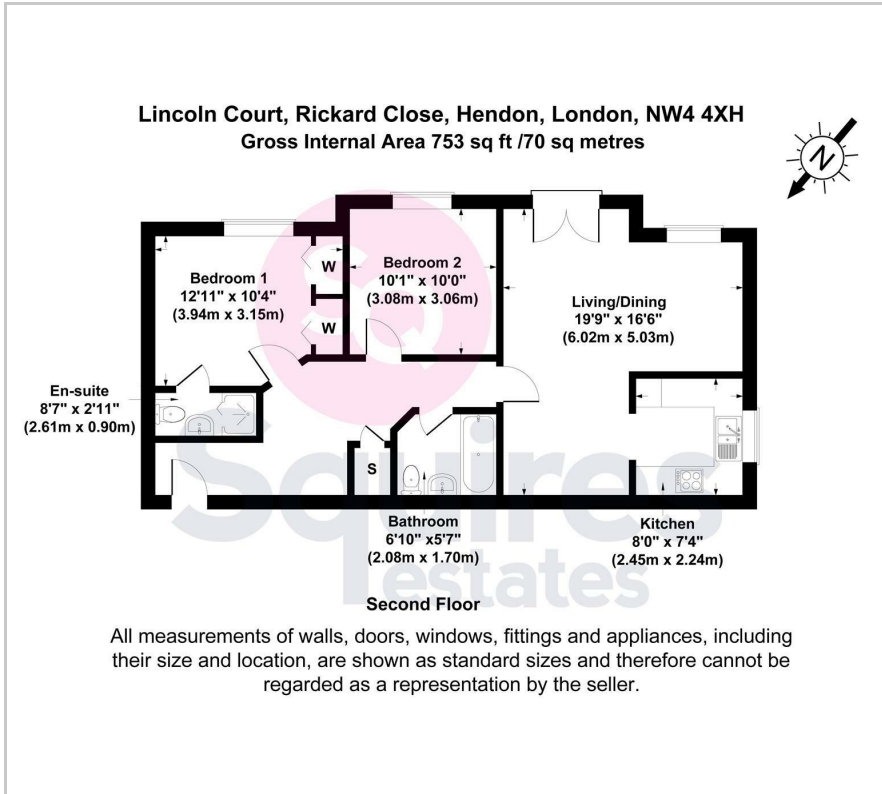
Ground Rent: n/a

Service Charge: Approx. £2820 per annum

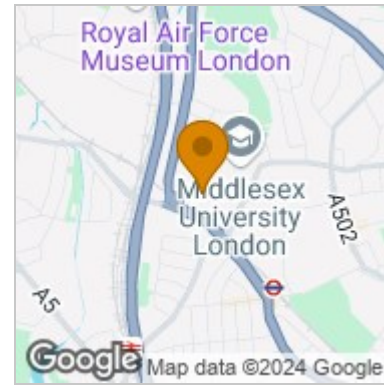
Barnet Council Tax Band F

- Share of freehold
- 2 double bedrooms
- Large lounge
- Fully fitted kitchen
- Bathroom
- En suite shower room
- Juliet balcony
- Allocated parking space
- Communal gardens
- Barnet council tax band f

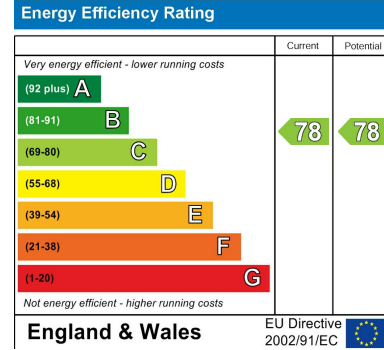
## Floor Plan



## 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.

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