



## Hammers Lane, London, NW7 4DL

£400,000 - Leasehold

A very well presented 2 bedroom end of terrace bungalow situated within the sought after Chalet Estate development exclusively for the over 55's ONLY. Benefits include a modern kitchen and shower room, a utility room, extensive fitted storage, landscaped communal gardens and an allocated parking space.

Lease: 125 years from 1 January 2007

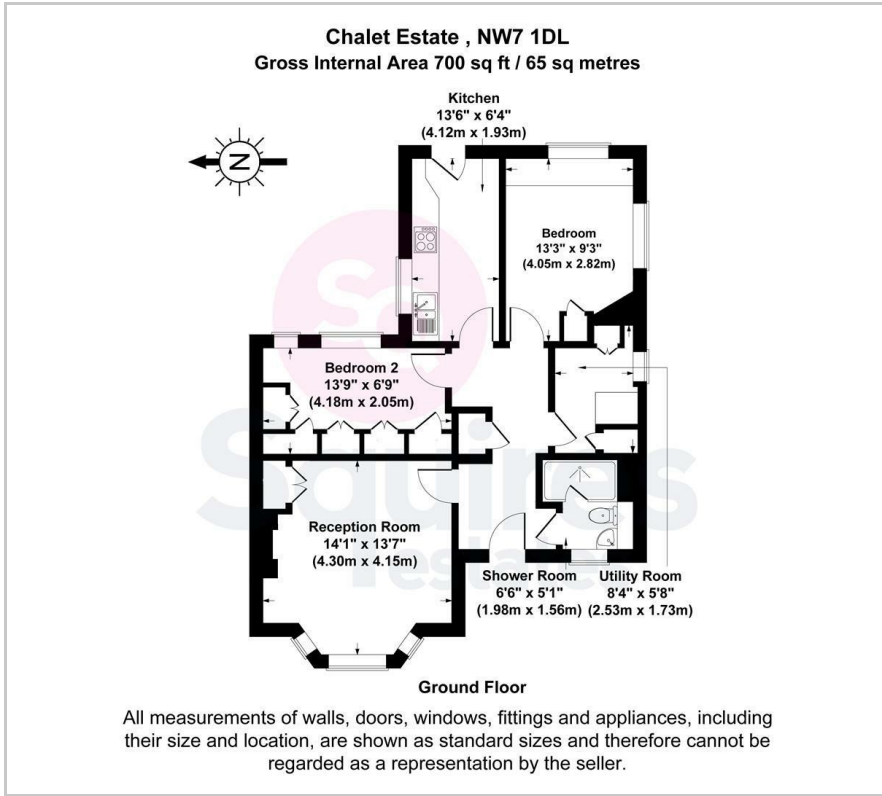
Ground Rent: £350 per annum

Service Charge: Approx. £2800 per annum

- Over 55's only
- End of terrace bungalow
- Modern kitchen and shower room
- Allocated parking space
- Landscaped communal gardens
- Extensive storage
- Utility room
- Barnet council tax band C



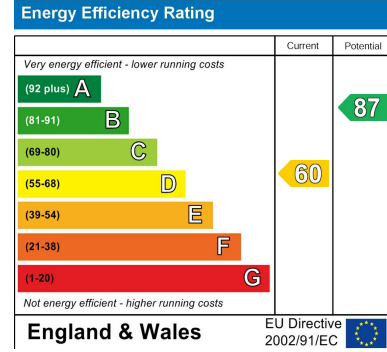
# Floor Plan



# 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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