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SALES 🌀 LETTINGS 🌀 MANAGEMENT



## Station Road, London, NW4 3ST

£475,000 - Leasehold - Share of Freehold

**\*\*SHARE OF FREEHOLD\*\*** this stunning property is located on Station Road, Hendon. The purpose-built flat boasts a spacious 1012 sq ft of living space, perfect for comfortable living.

As you step into this modern abode, you are greeted by its stylish design throughout. A large reception room that is ideal for entertaining guests or simply relaxing after a long day that opens up to a charming balcony. The property features two double bedrooms, the master bedroom offering ample space with built in wardrobes and super king size bed.

Separate modern fully fitted eat in kitchen and shower room with power shower and wc.

One of the highlights of this flat are the fantastic views of the surrounding area. The exceptional design and modern specifications of this property truly set it apart.

Further benefits include a passenger lift, on-site portorage, charming communal gardens, secure garage with an allocated parking space and the flat is located just a short walk from Hendon railway station, Hendon Central station and local amenities.

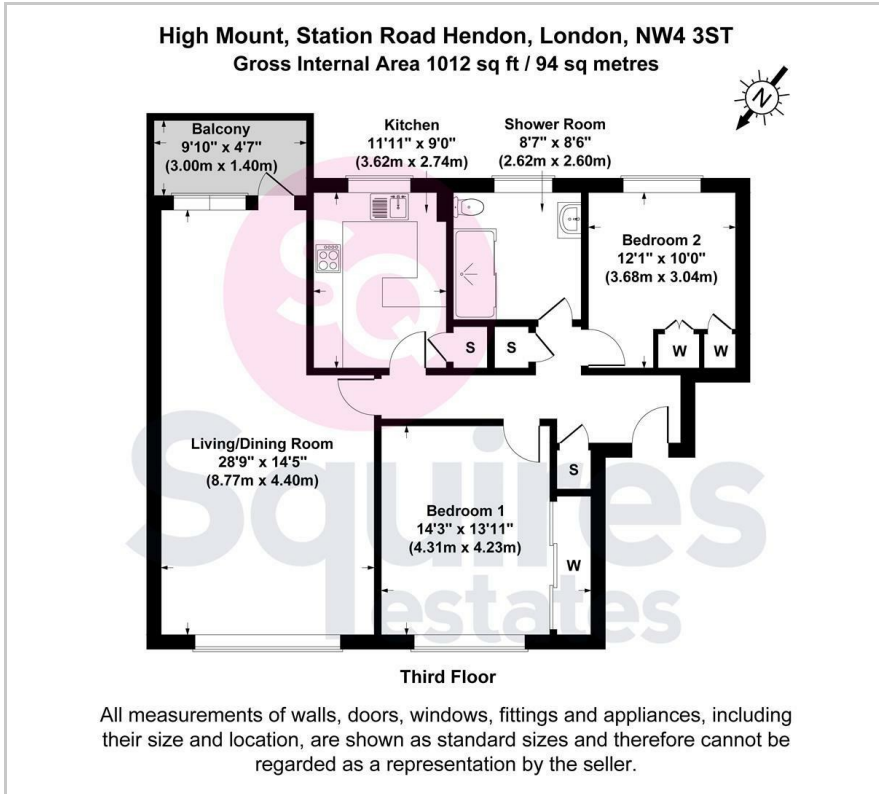
This property is truly a gem that must be seen to be fully appreciated. Don't miss out on the opportunity to make this your new home. Contact Squires Estates today to arrange a viewing and experience the beauty of this flat for yourself.

Leasehold - share of freehold - over 900 years remaining  
Ground Rent: peppercorn  
Service Charge: £1406 per quarter (includes heating and hot water)  
Barnet Council Tax Band E

- Share of freehold
- Exceptional flat
- Stylish and modern
- 2 double bedrooms
- Balcony
- Separate kitchen
- Lift and allocated parking space
- Stunning views
- Must be seen
- Barnet council tax band e



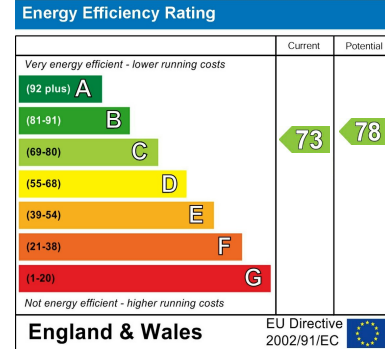
## Floor Plan



## 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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