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## Audley Road, London, NW4 3EX

£375,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** This flat conversion on Audley Road presents an excellent opportunity for both first-time buyers and investors alike. Spanning an inviting 614 square feet, the property features two double bedrooms, making it ideal for small families or those seeking extra space for guests or a home office.

The flat offers a fully fitted separate kitchen and spacious reception room, family bathroom. Although the property requires some light work, it is a blank canvas that allows you to create your dream home. Additionally, there is the exciting possibility of extending the flat, STPP which could further enhance its appeal and value.

Further benefits include off street parking for one car, a rare find. The flat is offered chain-free, allowing for a smoother transaction process.

Other highlights of this property is the low outgoings and the short distance from Hendon Central Underground Station & Hendon Train Station - Thameslink Railway.

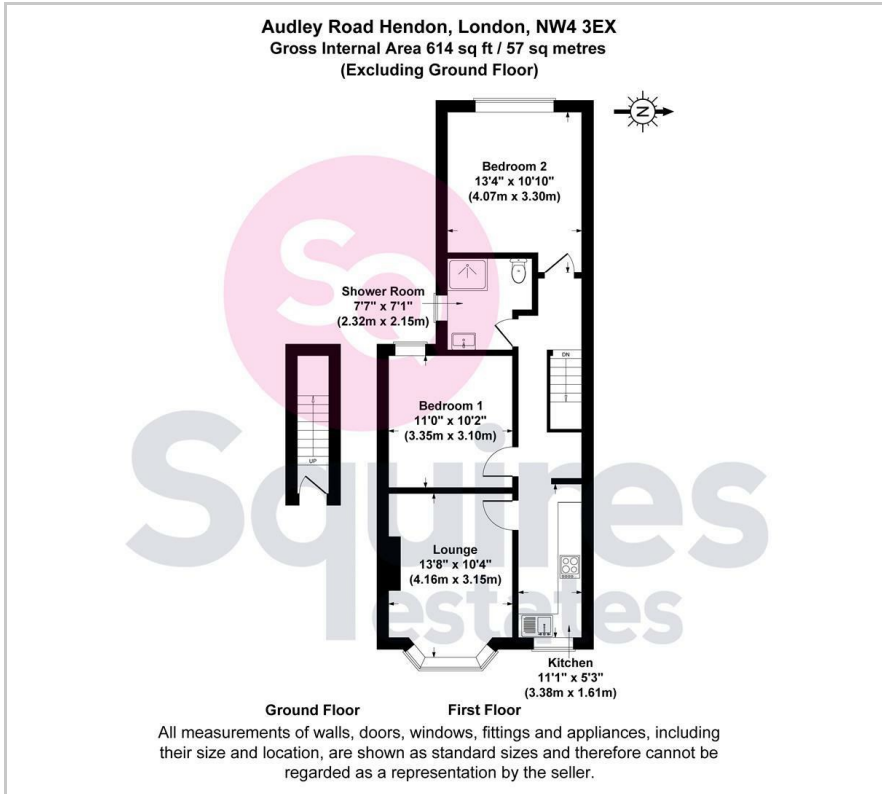
Don't miss the opportunity to make this lovely property your own - book a viewing today with Squires Estates.

Leasehold - Share of Freehold with 982 years remaining  
Ground Rent: TBC  
Service Charge: TBC  
Barnet Council Tax Band C

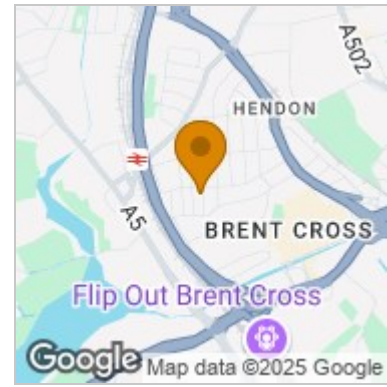
- Chain Free
- 2 Bedroom Flat
- Separate Lounge and Kitchen
- Share Of Freehold
- Potential To Extend Further STPP
- Off Street Parking
- Great Location
- Barnet Council Tax Band C



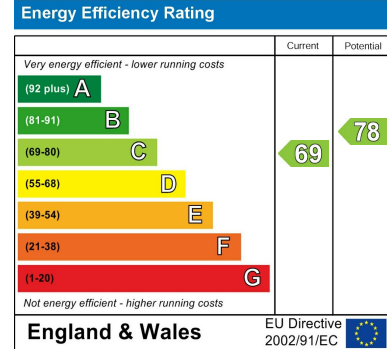
## Floor Plan



## 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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