



## Heriot Road, London, NW4 2DG

£425,000 - Leasehold

**\*\*CHAIN FREE\*\*** two-bedroom flat conversion offers a perfect blend of comfort and convenience. Spanning an impressive 689 square feet, the property features a well-proportioned reception room, separate kitchen providing ample space for culinary pursuits, while the two bedrooms offer a peaceful retreat for rest and rejuvenation.

The flat boasts a modern bathroom and own section of the garden located at the rear of the property. Another standout feature is the off street parking for one vehicle.

Situated in close proximity to Hendon Central and the picturesque Hendon Park, residents will enjoy easy access to local amenities, transport links, and green spaces, making it an ideal location for both families and professionals alike.

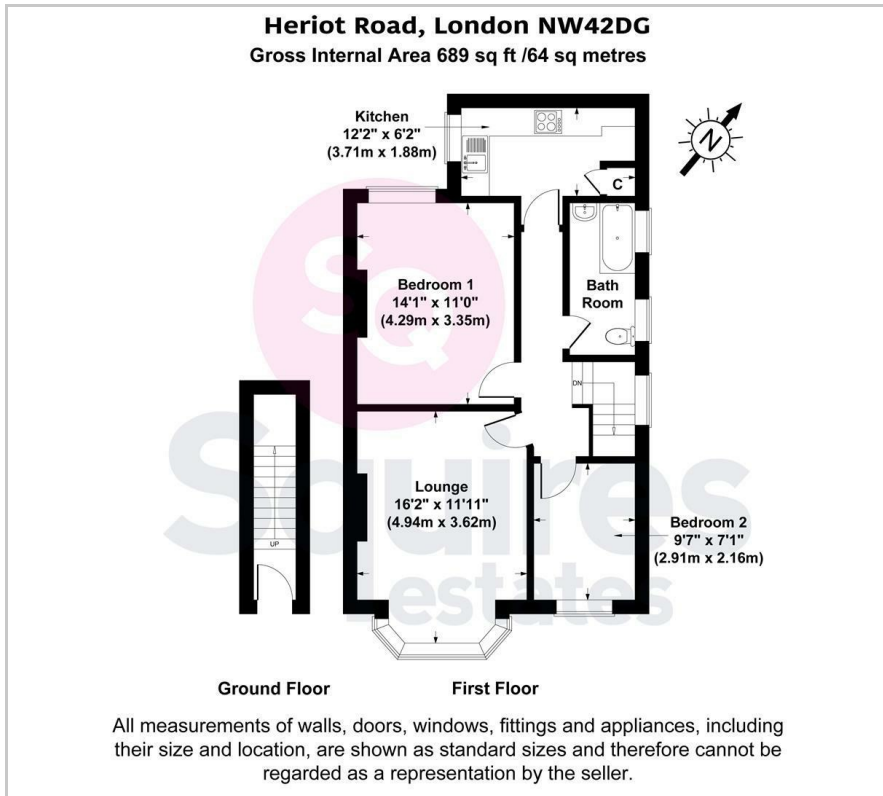
This property is chain-free, allowing for a smooth and straightforward purchase process. Additionally, the long lease provides peace of mind for future living or investment.

In summary, this flat on Heriot Road presents an excellent opportunity for those seeking a comfortable home in the vibrant area of Hendon. Book a viewing today with Squires Estates.

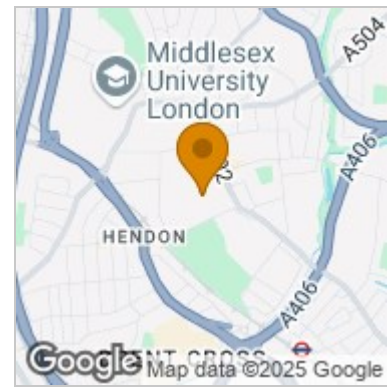
Leasehold - 989 years remaining  
Ground Rent: TBC  
Service Charge: TBC  
Barnet Council Tax Band D

- Chain Free
- 689 square foot
- Spacious Reception Room
- Loft Storage
- Separate Kitchen
- Two Well-Proportioned Bedrooms
- Own Section of the Rear Garden
- Parking
- Walking Distance to Hendon Central, Hendon Park & Brent Street
- Barnet Council Tax Band D

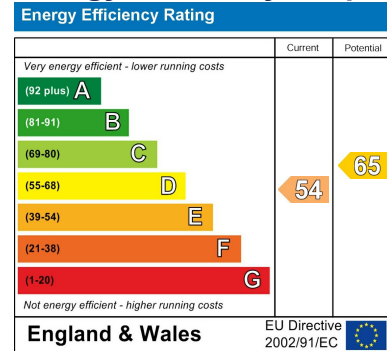
## Floor Plan



## 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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