Heriot Road, London, NW4 2DG

£350,000 - Leasehold

CHAIN FREE – A well-presented two-bedroom flat conversion offering 689 sq. ft. of comfortable living space. The property features a spacious reception room, separate fitted kitchen, modern bathroom, and two good-sized bedrooms.

Additional benefits include a private section of garden to the rear and off-street parking for one car.

Ideally located near Hendon Central and Hendon Park, with easy access to transport links, shops and green spaces – perfect for professionals or small families.

Offered chain free with a long lease, this property provides a smooth purchase and a great opportunity for homeowners or investors alike.
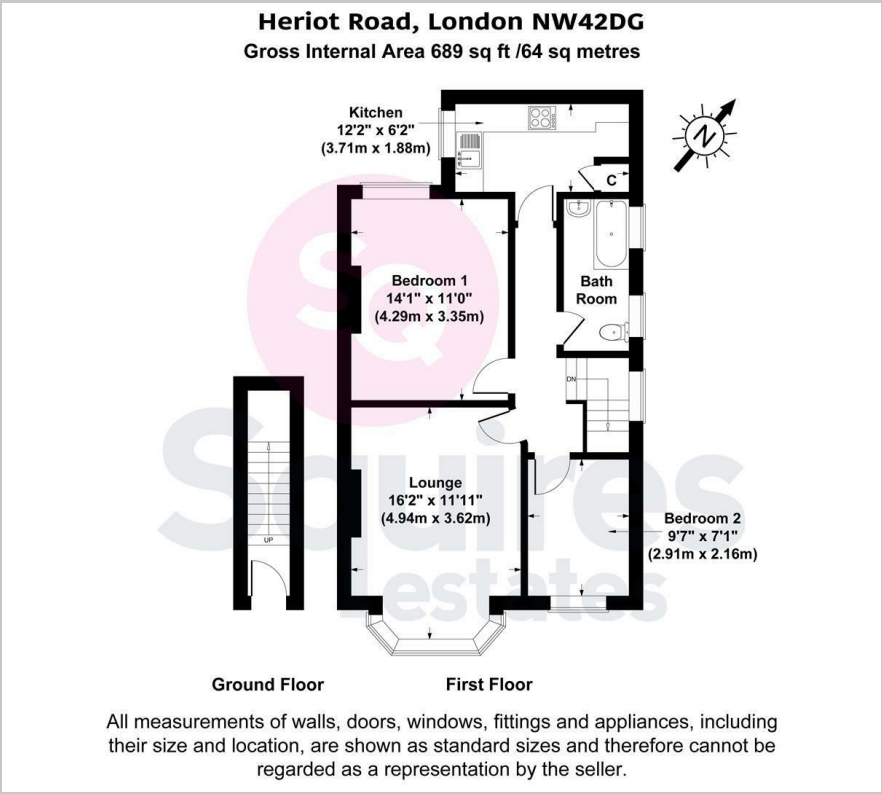
Book your viewing today with Squires Estates.

Leasehold - 989 years remaining
Ground Rent: Peppercorn
Service Charge: Ad-Hoc
Barnet Council Tax Band D

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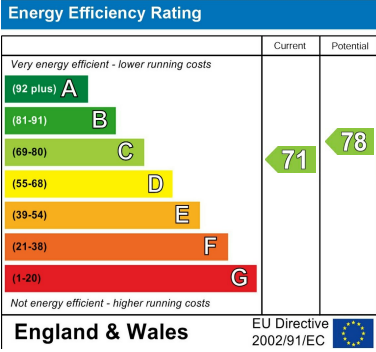- **Barnet Council Tax Band D**

2   1   1   C

Floor Plan

Heriot Road, London NW42DG
Gross Internal Area 689 sq ft /64 sq metres

N

Kitchen
12'2" x 6'2"
(3.71m x 1.88m)

C

Bedroom 1
14'1" x 11'0"
(4.29m x 3.35m)

Bath Room

DN

Lounge
16'2" x 11'11"
(4.94m x 3.62m)

Bedroom 2
9'7" x 7'1"
(2.91m x 2.16m)

UP

Ground Floor   **First Floor**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map

MIDDLESEX University London

HENDON

Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs	71	78

England & Wales

EU Directive
2002/91/EC

Finchley Branch
181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch
16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch
7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 ILN
Tel 020 8349 3030

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