



## Canberra Close, London, NW4 4SZ

£200,000 - Leasehold

Nestled in Canberra Close, Hendon, this studio flat presents an excellent opportunity for both first-time buyers and investors alike. This purpose-built property boasts a well-designed layout, featuring a welcoming reception room that seamlessly integrates with a separate, fully fitted kitchen.

The studio flat includes a well-appointed bathroom and this property comes with an allocated parking space.

Chain-free this property offers a smooth and straightforward purchasing process, allowing you to move in without delay. The location is also a significant advantage, this purpose built block equidistant from Hendon and Colindale Tube stations (less than 1 mile). Residents can enjoy nearby amenities, including shops, parks, and excellent transport links, making it easy to explore the wider London area.

This studio flat is perfect for those seeking a low-maintenance lifestyle. Whether you are looking to make it your home or seeking a rental investment, contact Squires Estates today to arrange a viewing.

Leasehold - 86 years remaining  
Ground Rent: £100 per annum  
Service Charge: £1670 per annum  
Barnet Council Tax Band B

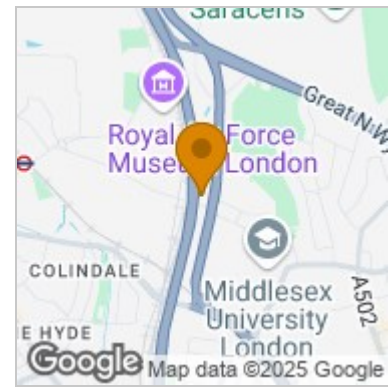
- Chain Free
- Purpose Built Studio
- Separate Kitchen
- Bathroom
- Allocated Parking Space
- Within 1 mile of Colindale & Hendon Underground
- Middlesex University
- Barnet Council Tax Band B



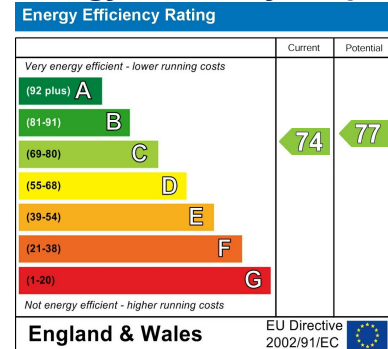
## Floor Plan



## 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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