



## Station Road, Hendon, NW4 3ST

£365,000 - Leasehold - Share of Freehold

A delightful and charming 2 double bedroom apartment situated on the fourth (top) floor of this desirable, portered purpose-built block boasting generously proportioned accommodation and access to communal gardens. The block benefits from a lift and the flat has its own parking space.

The apartment offers a spacious 17' x 15' reception room, modern separate kitchen and offers fantastic views.

The property is located moments away from Hendon's Thameslink and Tube stations, providing easy access to Central London while Brent Cross Shopping Centre is also within close proximity for a range of shopping and leisure facilities.

Lease: Expires 2965 (940 Years remaining)

Ground Rent: Peppercorn

Service Charge: Approx. £1078.65 per quarter inclusive of building insurance, heating and hot water

Barnet Council Tax Band E

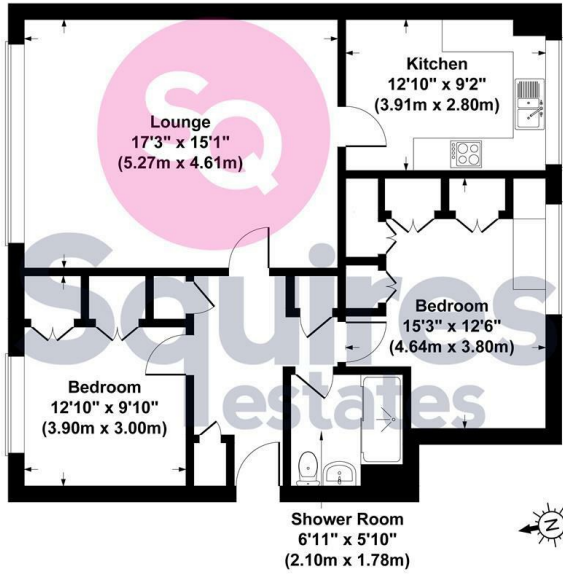
- 2 Bedrooms
- Top floor apartment
- Porter
- Allocated parking space
- Lift
- Barnet council tax band E
- Chain free
- Fantastic views





## Floor Plan

100 High Mount, NW4 3ST  
Gross Internal Area 872 sq ft /81 sq metres

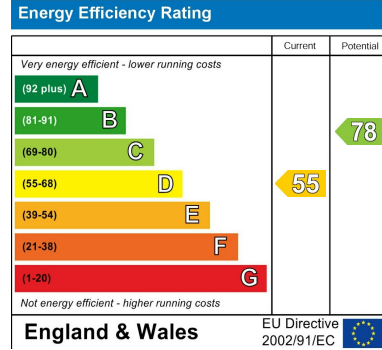


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## 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.

### 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 1LN  
Tel 020 8349 3030

