



## Wheatley Close, Hendon, NW4 4LG

£325,000 - Leasehold

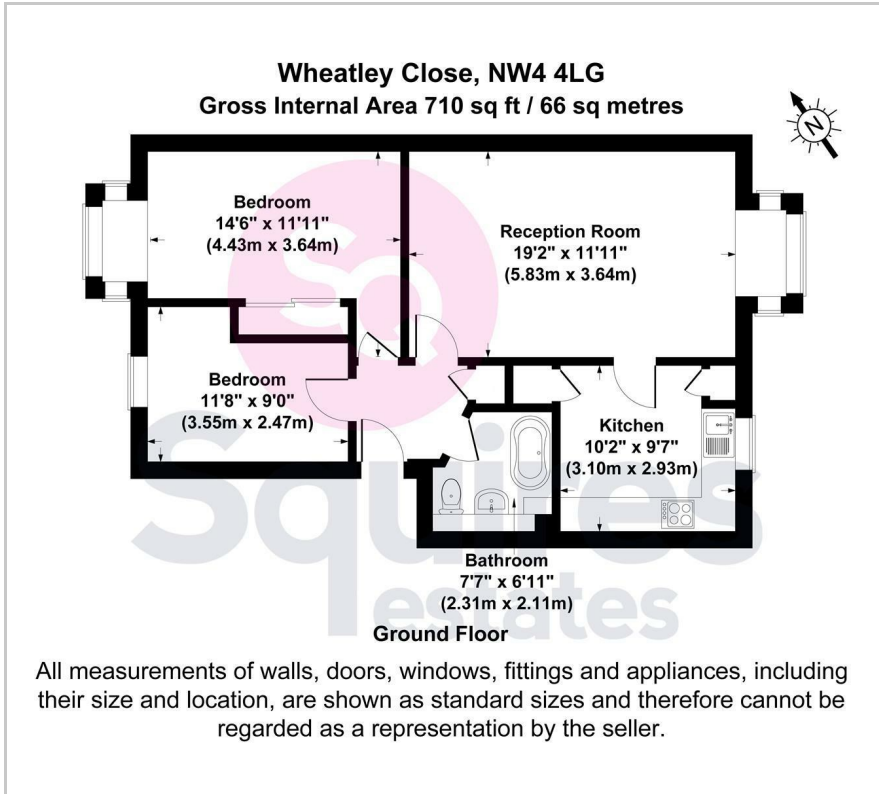
A well presented 2 bedroom flat situated on the ground floor of this popular purpose built block. The property features a 19ft reception room with wood flooring and benefits include a 14ft kitchen/breakfast room, fitted wardrobes to the master bedroom, a luxury bathroom and double glazing. Allocated parking space. The flat is offered on a chain free basis and would make an ideal first time purchase.

Lease: Approx. 81 years  
Service Charge: Approx. £1400  
Ground Rent: £50 per annum  
Council Tax Band: D

- Two bedrooms
- Ground floor
- Good condition
- Wooden flooring
- Council tax band D
- Purpose built block
- Chain free
- Allocated parking space



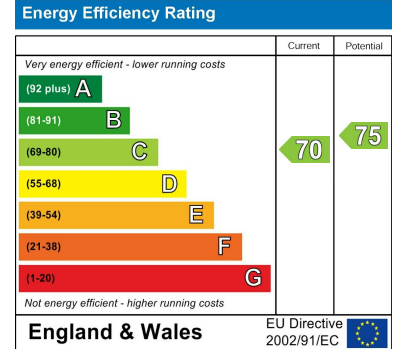
## Floor Plan



## 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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### Hendon Branch

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