



Church Road, Hendon, NW4 4EW

£180,000 - Leasehold

OVER 60'S ONLY – CHAIN FREE

A bright and spacious one-bedroom, second-floor retirement apartment that has recently undergone a full refurbishment. The property now features a brand-new modern kitchen, new bathroom, new flooring, and has been freshly decorated throughout.

Designed for independent living, the flat is fully self-contained and benefits from a communal patio garden, residents' lounge, on-site laundry facilities, and hairdressers. Additional features include warden assistance, parking, double glazing, and a large storage cupboard.

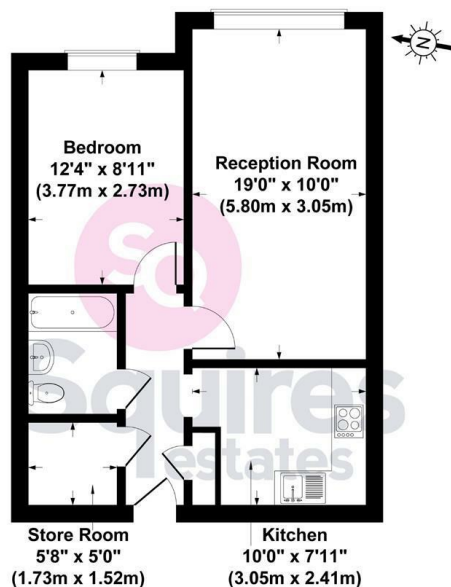
Ideally located in the heart of Hendon, the apartment is within easy reach of Brent Street's shops, amenities, and excellent transport links.

Lease: 125 years from January 1987
Ground Rent: TBA
Service Charge: Approx. £188.11 per month
Barnet council Tax Band C

- Over 60's only – Retirement Living
- Chain Free
- Spacious One Bedroom Flat
- Recently Fully Refurbished Throughout
- Brand-new Modern Kitchen
- New Contemporary Bathroom
- New Flooring & Freshly Painted Throughout
- Access to Communal Patio Garden, Lounge, Laundry & Hairdressers
- Warden Assistance, Parking, Double Glazing & Large Storage Cupboard
- Barnet council Tax Band C



Floor Plan



Second Floor

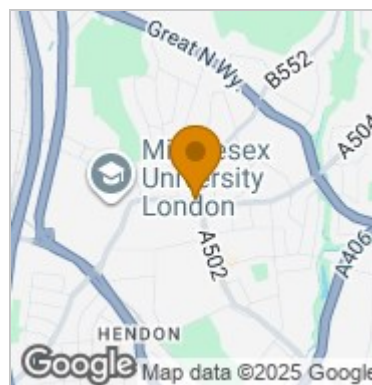
Ferrydale Lodge, London, NW4

Gross Internal Area 506 sq ft / 47 sq metres

Not to Scale. Produced by The Plan Portal 2019

For Illustrative Purposes Only.

Area Map



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		
	76	80

England & Wales

EU Directive
2002/91/EC



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

