



## Church Road, London, NW4 4EW

£230,000 - Leasehold

Over 60s Retirement Apartment – Fully Refurbished

A superb opportunity to purchase this completely refurbished and modernised two double bedroom retirement apartment, set on the third floor of the popular Ferrydale Lodge development, ideally located in the heart of Hendon.

The apartment has been finished to a high standard throughout and offers:

A spacious and bright 20ft reception room. Brand-new, contemporary separate kitchen with integrated appliances. Two well-proportioned double bedrooms, one benefiting from fitted wardrobes. A luxury shower room plus additional WC

Ferrydale Lodge is an exclusive development for residents aged 60 and over, providing peace of mind with warden assistance and excellent communal facilities, including a residents' lounge, landscaped patio garden, on-site laundry room and hair salon. Lift access and off-street parking further enhance convenience.

Leasehold: 125 years from January 1989

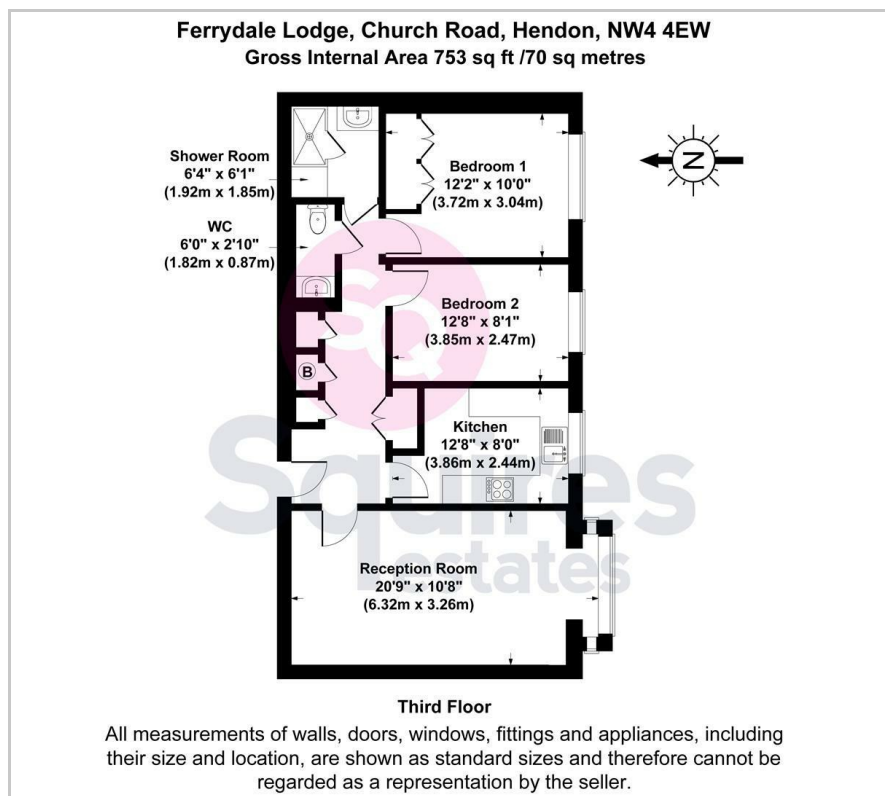
Ground Rent: N/A

Service Charge: Approx. £306.80 per month

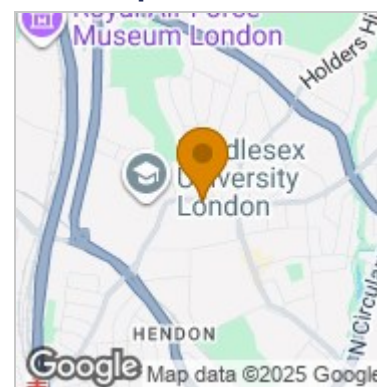
Barnet Council Tax Band D

- Chain Free
- Over 60s retirement apartment
- Recently refurbished throughout to a high standard
- Spacious 20ft reception room & separate modern kitchen
- Two double bedrooms & luxury shower room + WC
- Communal lounge, gardens, laundry & hair salon
- Lift access, parking & warden assistance
- Barnet Council Tax Band D

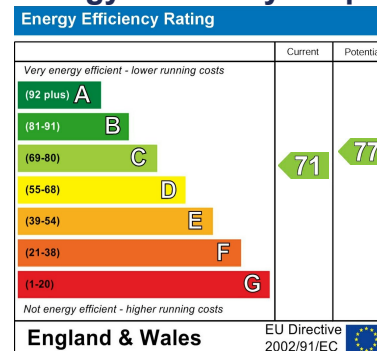
## Floor Plan



## 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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