



Bell Lane, Hendon, NW4 2AR

£350,000 - Leasehold

****CHAIN FREE**** A superbly located 2/ 3 bedroom top floor flat set just moments from Brent Street, offering an excellent opportunity for both owner-occupiers and investors alike.

The property benefits from a brand-new extended lease and has been recently improved with a newly fitted kitchen and modern bathroom, providing well-presented, low-maintenance accommodation. Further features include double glazing throughout and a spacious eat-in kitchen, ideal for modern living.

Positioned in a highly sought-after location, the flat is within easy reach of the wide range of shops, cafés and restaurants along Brent Street, Middlesex University and is approximately 0.75 miles from Hendon Central Underground Station (Northern Line).

An excellent property in a prime location, well suited to families, first-time buyers or rental investors seeking strong ongoing demand.

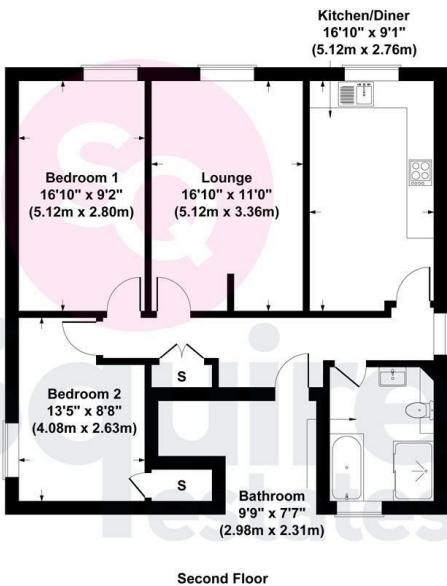
Contact Squires today to arrange a viewing of this property.

Leasehold - 150 years remaining
Ground Rent: £100 per annum
Service Charge: £1500 per annum
Barnet Council Tax Band D

- **Well-located 2/3 Bedroom Top Floor Flat**
- **New extended lease (approx. 150 years remaining)**
- **New Kitchen & Bathroom**
- **Spacious Eat-in Kitchen**
- **Close to Brent Street Shops & Cafés**
- **Near Middlesex University**
- **Approx. 0.75 miles to Hendon Central Tube (Northern Line)**
- **Barnet Council Tax D**

Floor Plan

Bell Lane, Hendon NW4 2AR
Gross Internal Area 829 sq ft / 77 sq metres



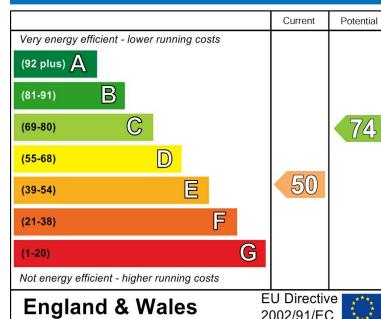
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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