



## 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).

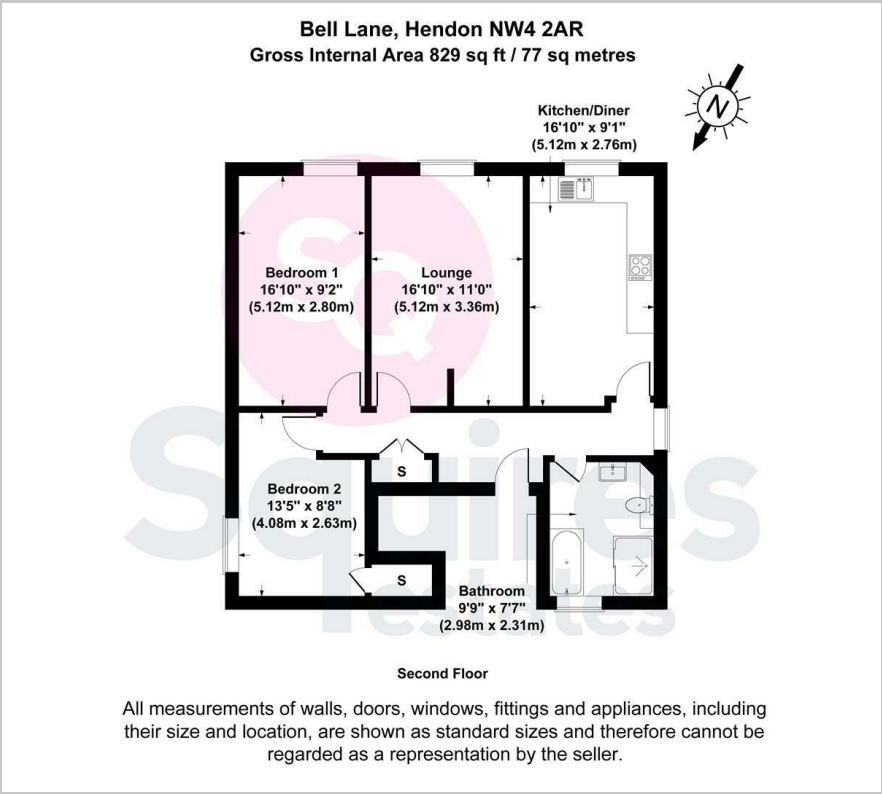
An excellent property in a prime location, well suited to families, first-time buyers or rental investors seeking strong ongoing demand.

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

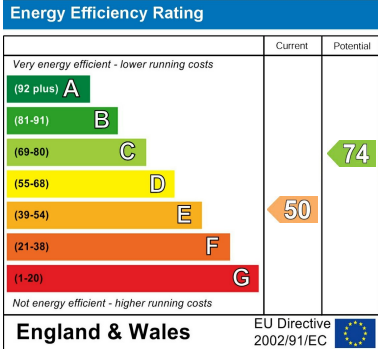
Floor Plan



Area Map



Energy Efficiency Graph



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