



SQ  
**Squires**

## Graham Road, Hendon, NW4 3DH

**£450,000 - Leasehold**

Stylish Two-Bedroom Garden Flat Moments from Hendon Central

A contemporary two-bedroom flat, set on the lower ground floor of a modern, small purpose-built boutique development, ideally located just moments from Hendon Central Station.

The property offers well-proportioned accommodation throughout, featuring wooden flooring and a bright, open-plan kitchen/living space. Sleek and fully integrated kitchen. Leading onto the sun room / conservatory, which provides valuable additional living space and leads directly onto a private patio area, offering rare outdoor space ideal for relaxing, working from home, or hosting guests.

There are two double sized bedrooms and a modern bathroom. The principal bedroom further benefits from access to a private terrace, enhancing the sense of space and light throughout the apartment.

Positioned within easy reach of Hendon Central Underground Station (Northern Line), the property enjoys excellent transport links into Central London, as well as close proximity to local shops, cafés, amenities and green spaces.

Contact Squires Estates today to arrange your viewing!

Leasehold with 116 years remaining

Ground Rent: £250 per annum

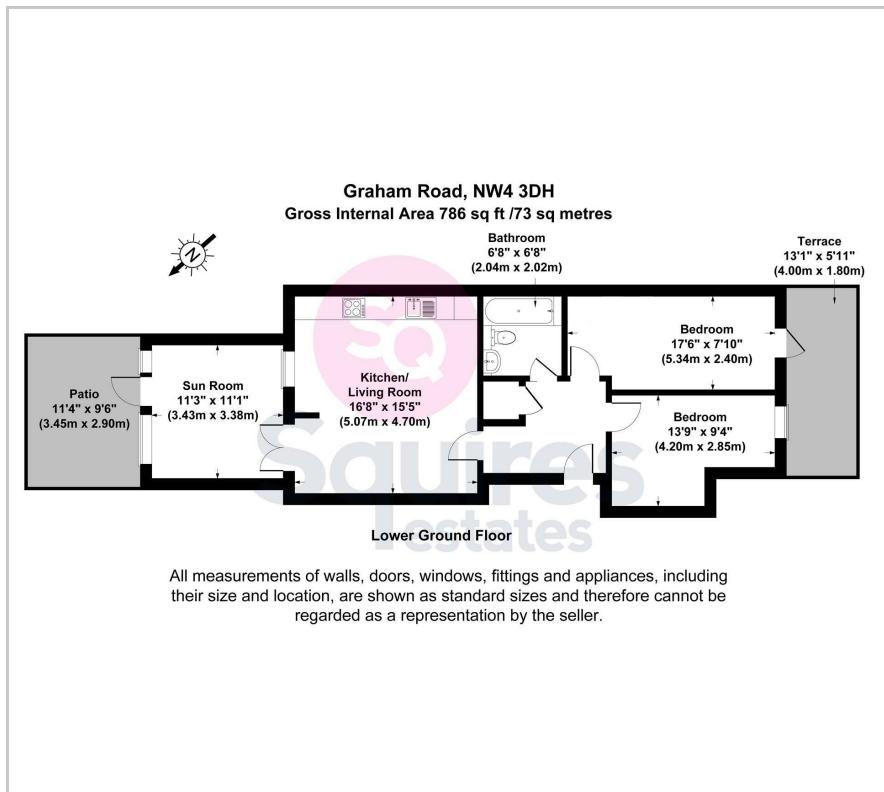
Service Charge: Approx. £1885.62 per annum

Barnet Council Tax Band D

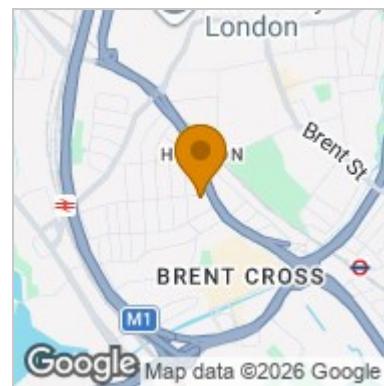
- **Two Bedrooms**
- **Garden Flat**
- **Purpose Built**
- **Great Location**
- **Patio Area & Private Terrace**
- **Open Plan Living**
- **Conservatory**
- **Low Service Charges**
- **Close to Hendon Central Underground**
- **Barnet Council Tax Band D**



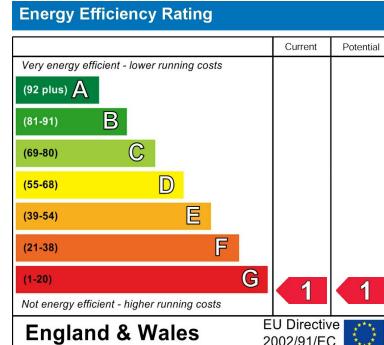
## Floor Plan



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

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