



Vivian Avenue, London, NW4 3XJ

£350,000 - Leasehold

Occupying a prime position within Vivian Mansions, a distinguished Edwardian mansion block, this substantial first-floor flat delivers character rarely found in modern developments.

Defined by high ceilings, the apartment offers a well-balanced layout with a bright separate reception room, separate kitchen, generous bedrooms and bathroom. A layout designed for practical, comfortable living.

The building itself is well maintained and benefits from a gated entrance and secure entry-phone system.

Perfectly located from Vivian Avenue, conveniently positioned for Brent Street's shopping amenities and cafés. Walking distance of Hendon Central Underground Station and Hendon Park.

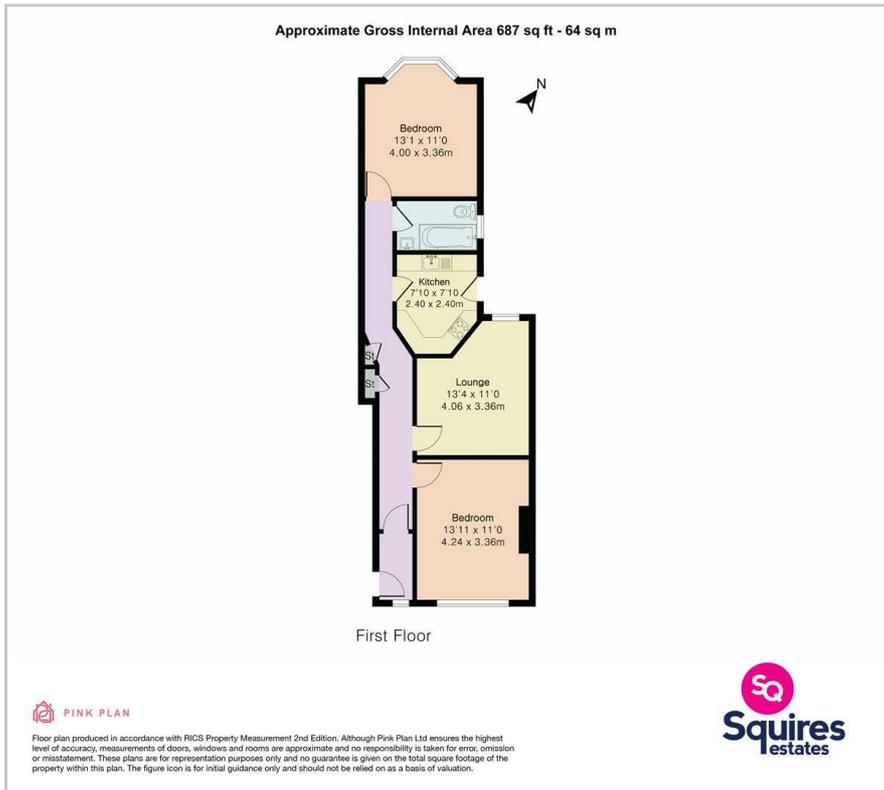
Phone Squires Estates to arrange a viewing today.

Leasehold with 170 years remaining
Ground Rent: n/a
Service Charge: Approx. £2500 per annum
Barnet Council Tax Band C

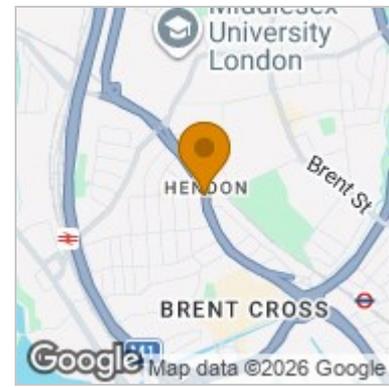
- First Floor 2 Bedroom Flat
- High Ceilings
- Mansion Block
- Spacious Lounge
- Separate Kitchen
- Secure Gated Entrance & Entry-phone
- Short walk to Hendon Central & Brent Street
- Close to Hendon Park
- Long Lease
- Barnet Council Tax Band C



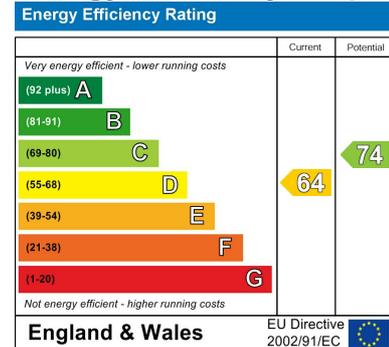
Floor Plan



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.

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

