



## Bell Lane, London – NW4

£325,000 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).

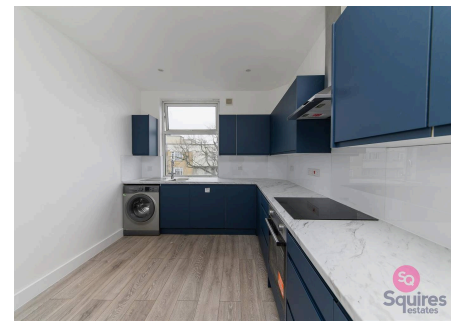
An excellent property in a prime location, well suited to families, first-time buyers or rental investors seeking strong ongoing demand.

Council Tax band: D

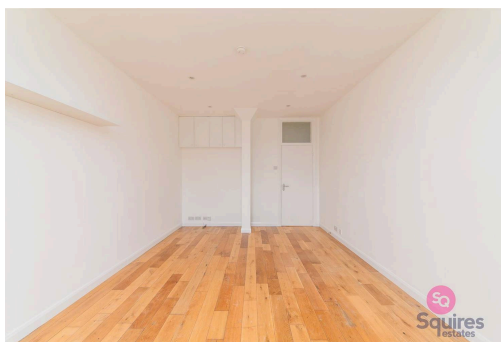
Tenure: Leasehold

EPC Energy Efficiency Rating: E

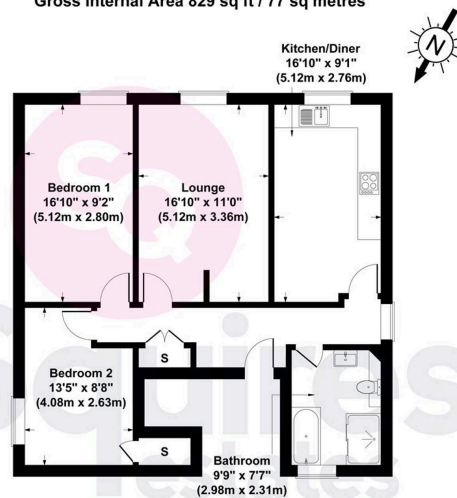
EPC Environmental Impact Rating:



- Well-located 2/3 Bedroom Flat
- New extended lease (approx. 150 years remaining)
- Top Floor
- 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)



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



Second Floor

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.