



## Vivian Mansions Vivian Avenue, London – NW4 3XJ

£300,000 Leasehold

Situated within Vivian Mansions, a distinguished Edwardian mansion block, this second-floor flat presents an excellent refurbishment opportunity.

The property requires complete modernisation throughout and offers buyers the chance to redesign and add value. The accommodation currently comprises a separate reception room, separate kitchen, bedrooms and bathroom, with the benefit of high ceilings.

The flat is offered chain free, has been granted probate, and is held on a short lease, which has been reflected in the pricing.

Vivian Mansions is a well-maintained building with gated entrance and secure entry-phone system, conveniently positioned off Vivian Avenue within easy reach of Brent Street's amenities, Hendon Central Underground Station and Hendon Park.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Chain Free
- 2 Bedroom Flat
- Mansion Block
- Second Floor
- Spacious Lounge
- Separate Kitchen
- Secure Gated Entrance & Entry-phone
- Short walk to Hendon Central & Brent Street
- Close to Hendon Park
- Probate Granted & Short Lease

