



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

£300,000 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.

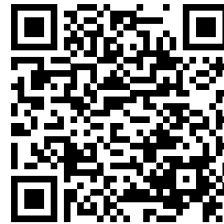
Leasehold with 170 years remaining Ground Rent: n/a Service Charge: Approx. £2500 per annum

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- 2 Bedroom Flat
- First Floor
- 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

