



## Mulberry Close, Hendon, NW4 1QW

£275,000 - Leasehold

**\*\*CHAIN FREE\*\*** Located within this popular gated development, this spacious one-bedroom second-floor apartment offers 732 sq.ft of excellent potential. While the property requires refurbishment, its generous proportions — including a large living room, good-sized bedroom, fitted kitchen, bathroom and reception hallway — provide an ideal canvas for someone looking to create something truly special.

The block benefits from a passenger lift, currently undergoing an upgrade and although there has been some on-site disruption due to wider development works, these are now coming to an end. Once completed, they will give way to a very smart set of newly finished apartments, enhancing the overall appeal of the development.

Externally, residents enjoy a private balcony, well-kept communal gardens, communal parking and a garage. The development is conveniently positioned for Brent Street's shopping amenities and is within walking distance of Hendon Central Underground.

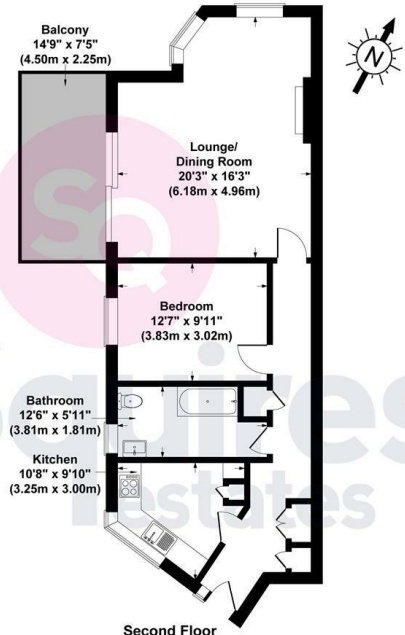
Leasehold with 96 years remaining  
Ground Rent: n/a  
Service Charge: Approx. £3941.80 per annum  
Barnet Council Tax Band C

- Chain Free - Second-Floor One-Bedroom Flat
- Popular Gated Development
- 732 sq.ft. with Great Potential
- Requires Modernisation
- Large Living Room & Good-sized Bedroom
- Separate Kitchen & Bathroom
- Private Balcony & Communal Gardens
- Communal Parking & Garage
- Passenger Lift
- Barnet Council Tax Band C



# Floor Plan

**Pembroke Hall, Mulberry Close Hendon, London, NW4 1QW**  
 Gross Internal Area 732 sq ft / 68 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.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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