



## Hendon Way, London, NW4 3LU

£200,000 - Leasehold

\* Chain free \* A compact 1 bedroom/large studio flat situated on the second floor of this purpose built block in the heart of Hendon. This rear facing flat offers a good size hall/reception area, separate modern kitchen, built-in cupboards to the bedroom and a long lease. The property is extremely well located for Hendon Underground station and would make an ideal investment opportunity.

Council tax band B

Lease: 146 Years remaining on the lease

Ground Rent: £100 per annum

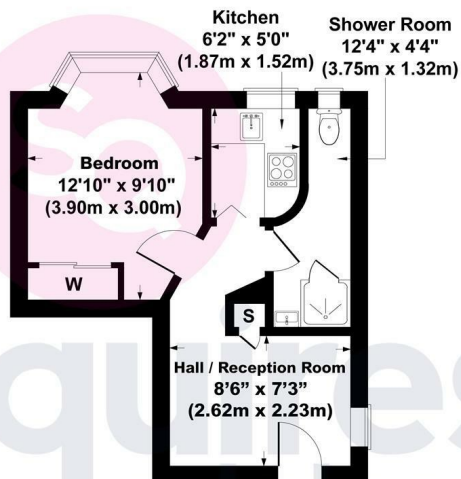
Service Charge: Approx. £1600 per annum

- Compact one bedroom/studio flat.
- 2nd floor
- Excellent condition
- Next to Hendon Central
- Separate kitchen
- Council tax band B
- Chain free
- Long lease

## Floor Plan

### Kennyland Court, Hendon Way NW4 3LU

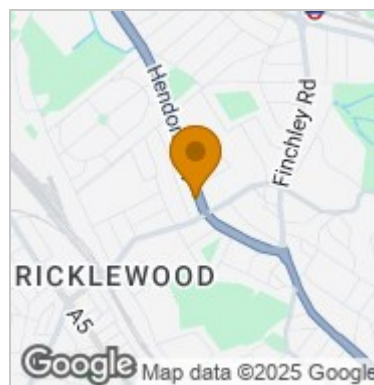
Gross Internal Area 301 sq ft / 28 sq metres



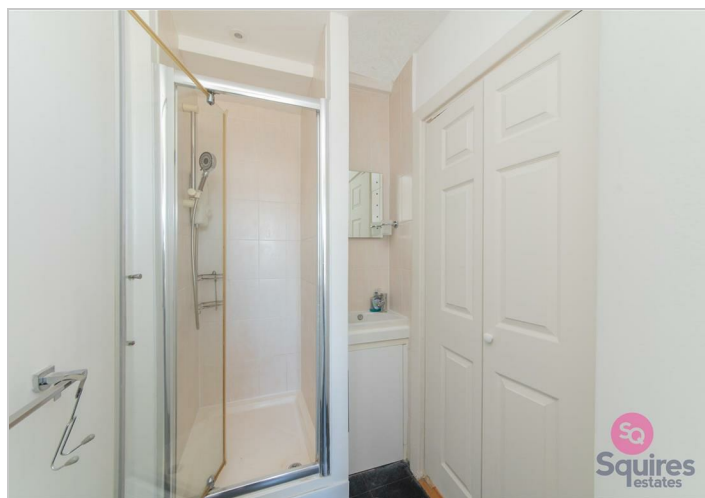
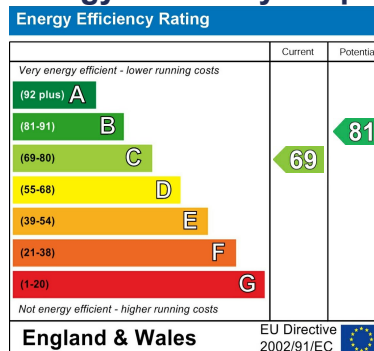
Second Floor

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



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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