



## Vivian Avenue, Hendon, NW4 3UU

£340,000 - Leasehold

Offered chain free this large 2 bedroom flat located on the 1st floor just above the parade of shops opposite Hendon Central Underground Station. Two bedrooms, reception room, eat in kitchen, shower room and separate wc.

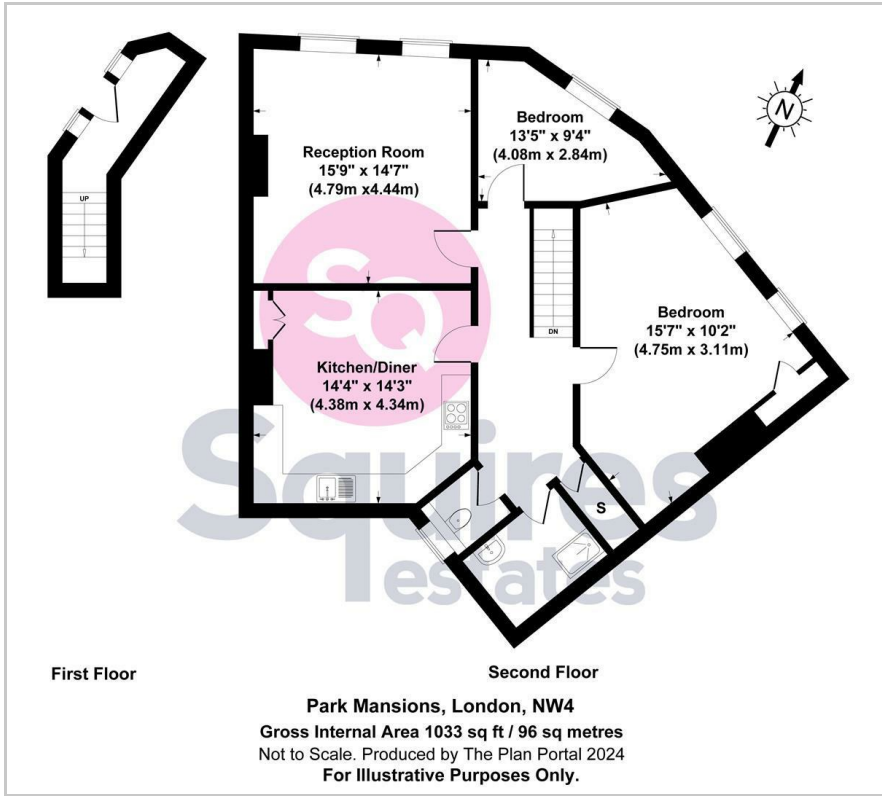
Situated in a prime location, this flat provides easy access to local amenities, schools, and transport links, making it ideal for those seeking a vibrant neighbourhood to call home. The property's design is both practical and stylish, offering a comfortable living space for you to relax and unwind.

Don't miss the opportunity to make this lovely flat your own and enjoy the best of what Hendon has to offer. Book a viewing today and step into your future home on Vivian Avenue.

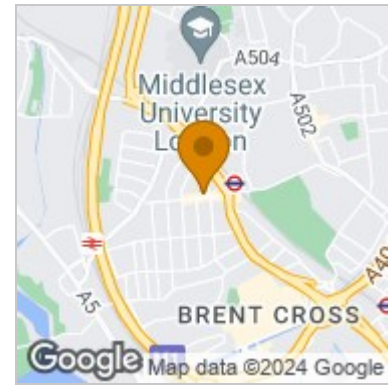
Lease: 102 years remaining  
Ground Rent: £100 Per annum  
Service Charge: TBC  
Barnet council tax band C

- Chain free
- 2 Bedrooms
- Large lounge
- Eat in kitchen
- Shower room
- Separate wc
- Opposite Hendon Central
- Barnet council tax band c

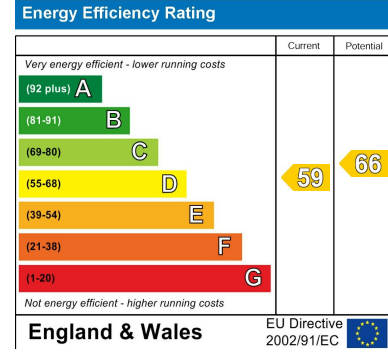
## Floor Plan



## 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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