



Brent Street, Hendon, NW4 2RE

£260,000 - Leasehold

****CHAIN FREE**** A well-located one bedroom ground floor flat situated on Brent Street, within easy reach of a wide range of local shops, cafes and excellent transport links.

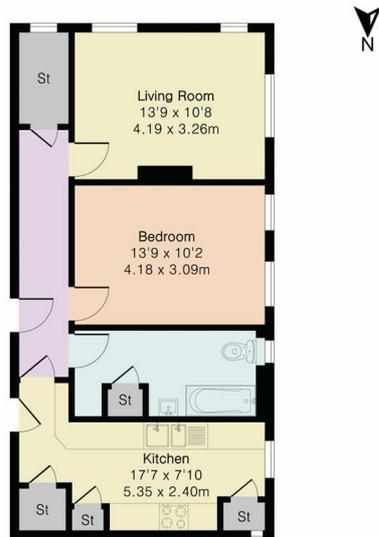
The property offers a bright reception room, separate kitchen, bathroom/WC and benefits from double glazing and a long lease. Offered chain free with vacant possession.

Leasehold - 140 years remaining
Ground Rent: TBA
Service Charge: £2200 per annum
Barnet Council Tax Band C

- Chain Free
- Ground Floor
- One Bedroom
- Brent Street Location & Close to Transport Links
- Bright Reception
- Separate Kitchen
- Bathroom/WC
- Double Glazing
- Long Lease (140 yrs)
- Barnet Council Tax Band C

Floor Plan

Approximate Gross Internal Area 643 sq ft - 60 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		1	1

England & Wales 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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