



Hendon Hall Court, Parson Street, Hendon, London NW4

Situated in this gated development off Parson Street is this stunning two bedroom Two bathroom (one Ensuite) with lift service to the third floor apartment within close proximity to public transport, Brent street shopping facilities and local amenities.

£475,000
Leasehold

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Overview

- 1 KING BEDROOM & 1 DOUBLE BEDROOM
- TWO BATHROOMS (ONE ENSUITE OFF MASTER)
- FULLY FITTED MODERN WARDROBES AND CUPBOARDS
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- BEAUTIFUL MODERN OPEN PLAN KITCHEN (KOSHER)
- PRIVATE BALCONY WITH DECKING
- AUTOMATED LIGHTING AND BLIND CONTROL
- RESIDENT'S PARKING



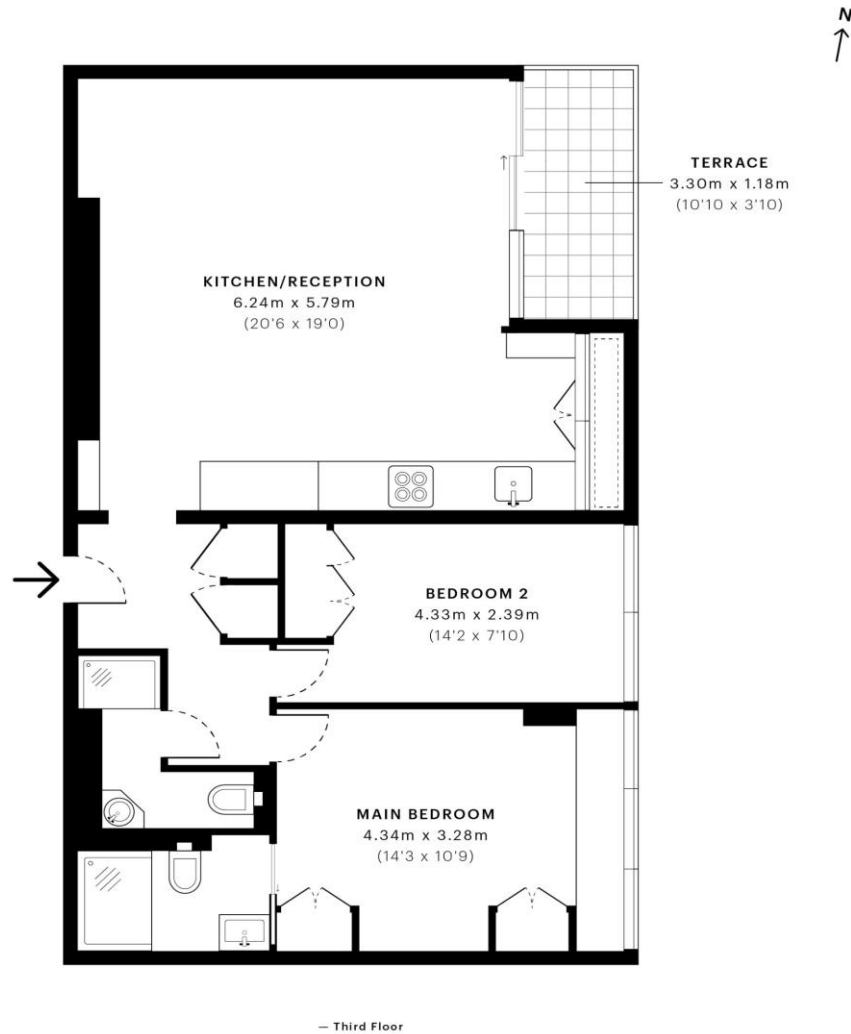
Internally the accommodation boasts a large open plan Kitchen/ dining/ living room leading to the private balcony, modern kitchen with latest fitted appliances, two bathrooms (one Ensuite) and ample storage. Outside there are well tended large communal gardens and gated residents parking.



- GATED DEVELOPMENT
- LIFT ACCESS
- COMMUNAL GARDENS







GROSS INTERNAL AREA (GIA)
The footprint of the property
75.42 sqm / 811.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.10 sqm / 754.55 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.71 sqm / 39.93 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.98 sqm / 10.55 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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