

Maryla Lodge, Hendon, NW4

£290,000

This exquisite studio/1 bedroom apartment is located just 0.2 miles from Hendon Underground Station (Northern Line/Zone 3). Presented to a very high standard, this would make an incredible first time purchase or investment.

Thoughtfully designed the apartment has an impressive open plan reception space including a high standard, blue shaker style kitchen. The kitchen showcases elegant splashback tiling, integrated appliances, and a gas hob. The far side of the flat, whilst not separated with a door provides a bedroom space and then an en-suite bathroom with mosaic tiles flooring and stylish contemporary finish. The reception area has patio doors providing access to a private East facing terrace that will be perfect in the Summer to enjoy a morning coffee.

Residents will relish the comfort provided by gas central heating, ensuring year-round warmth. Additional perks include convenient bike storage, optional off-street parking (available upon negotiation at an extra charge), and ample storage solutions to maintain a clutter-free environment.

Leasehold
Brand new 150 year lease
Service Charge - £1138.23 per annum (10% allocation)

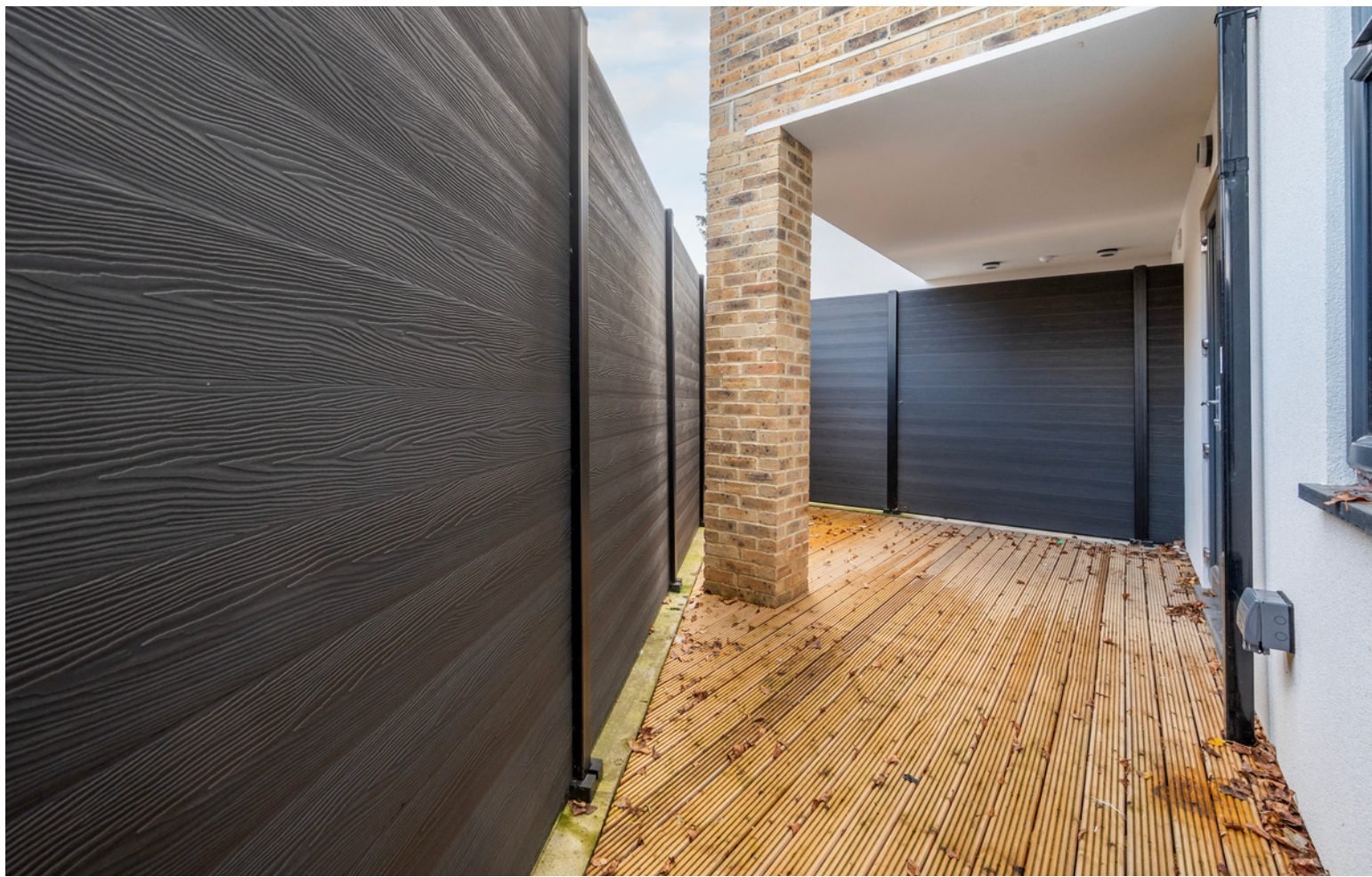
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Registered Office Unit 8, Alpha Business Park, Travellers Close, Welham Green AL9 7NT Registered in England No. 3663497 Vat No. 701775936

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Tenure Leasehold



516 ft2



1 Bedrooms



1 Bathroom



Permit

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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