



NO PHOTO

Asking Price £625,000
Stanview Court, NW4 2TH



3

Bedrooms



2

Bathrooms



34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055



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HIGHVIEW HOUSE, QUEENS ROAD, HENDON, NW4 2TH

*DREAMVIEW ESTATES ARE PLEASED TO OFFER this spacious three bedroom 2nd floor apartment which extends to 1005 Square ft with magnificent views over Hendon Park and just 5 minutes walk to Hendon Central Underground Station, providing access to Central London in 20 minutes.

*The block has lift access, the flat has two balconies and access to communal gardens

*Conveniently located in a sought-after area of Hendon opposite Hendon Park. Hendon Central tube station is 0.1 miles away and the property provides easy vehicle access to Brent Cross and the West End, as well as the A1M and M1 motorways.

*The flat has the potential to create a very special spacious home. Available with no onward chain and could be a possible Buy to Let investment too

*The accommodation is accessed from the recently redecorated communal hallways with both stair and lift access.

*When on the second floor the apartment has a spacious entrance hallway, the accommodation of the apartment comprises of lounge/dining room with balcony, fitted kitchen, main bedroom with balcony and en-suite, second double bedroom, third bedroom and family style bathroom.

*Benefits include Gas central heating, double glazing, views over Hendon Park, two balconies, easy access to Hendon Underground station, south westerly facing reception room and no onward chain.

*PRICE £625,000 STC LEASEHOLD

*BRAND NEW 150 YEAR LEASE TO BE GRANTED UPON PURCHASE

*GROUND RENT - TBA

*SERVICE CHARGE - £3033 pa

*COUNCIL TAX - BAND G

*EPC BAND B

SIZE *1005*

Spacious three bedroom 2nd floor apartment which extends to 1005 Square ft with views over Hendon Park and just 5 minutes walk to Hendon Central Underground Station, providing access to Central London in 20 minutes.

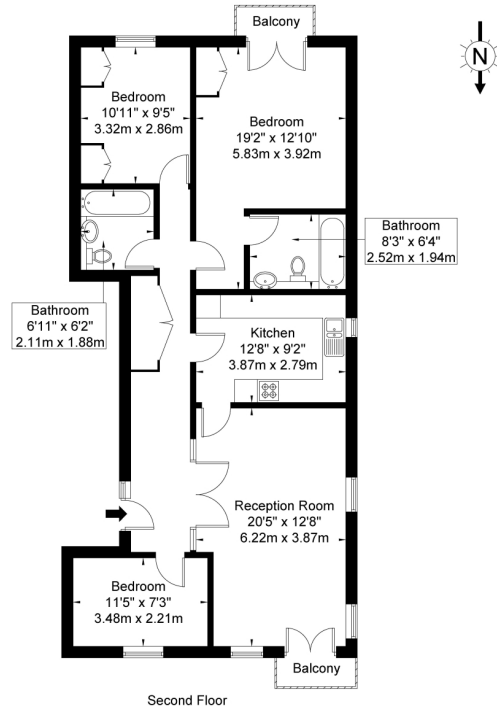


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Flat 6, Highview House Queens Road NW4 2TH

Approx. Gross Internal Area = 93.4 sq m / 1005 sq ft



Ref

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BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	73	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Highview House, Queens Road, NW4

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	73	77
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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