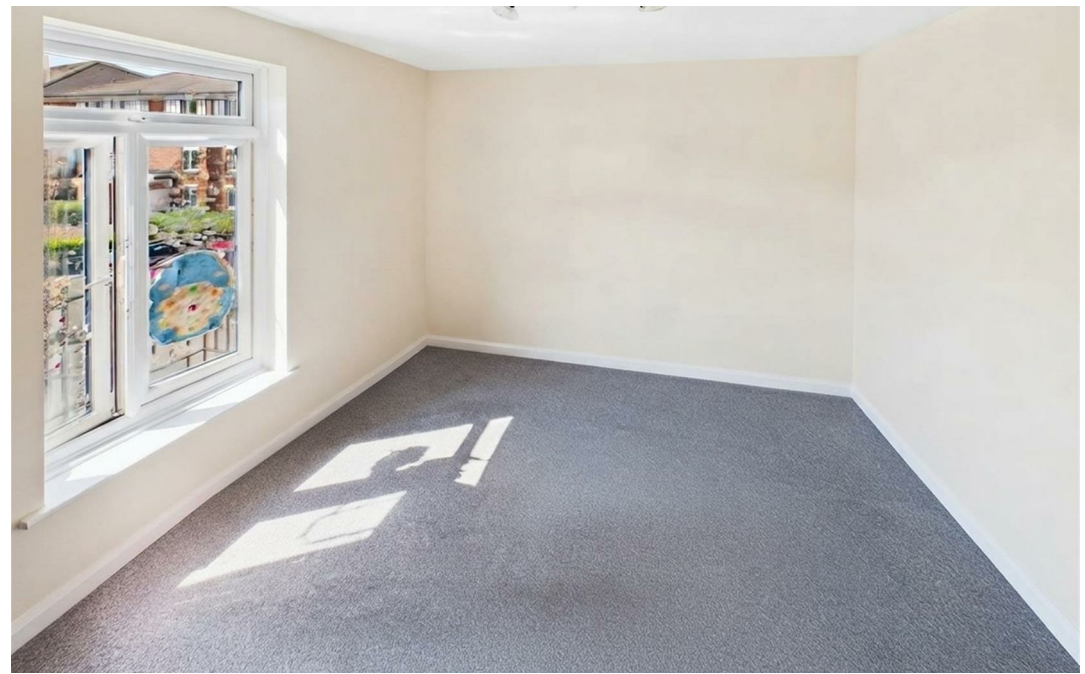




Alwyn Gardens, London NW4 4XP

**£300,000
Leasehold**

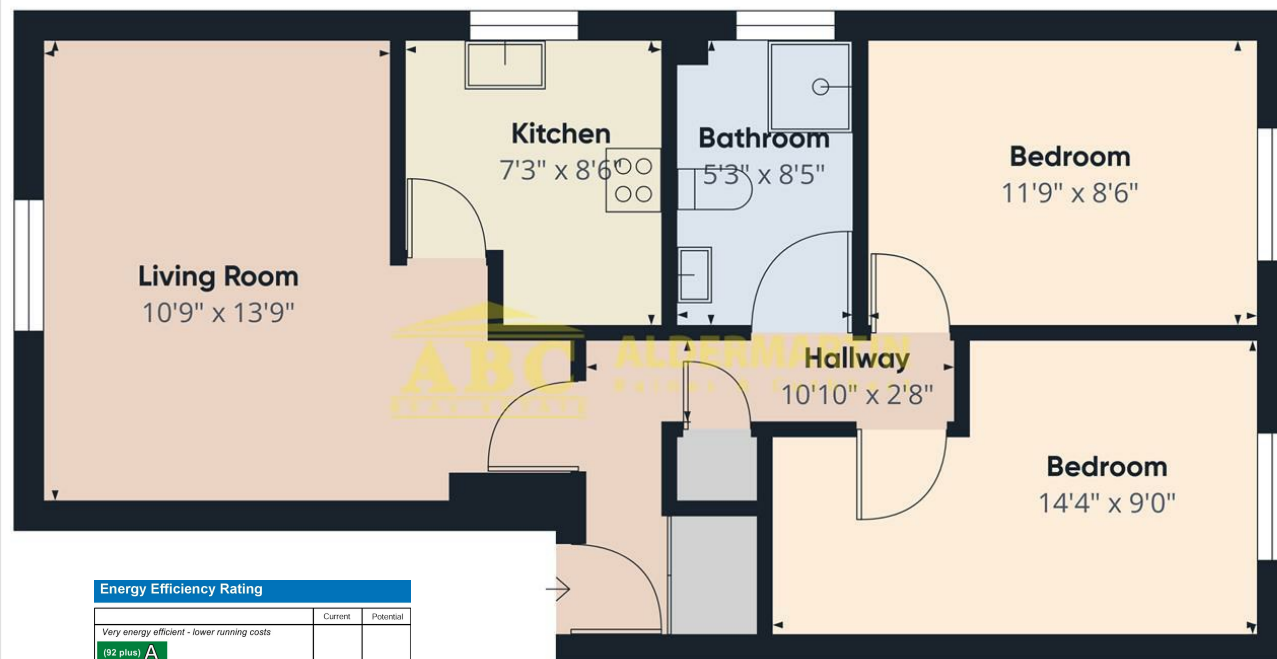




- 2 DOUBLE BEDROOMS
- FIRST FLOOR
- EPC RATING : C
- EXCELLENT PROXIMITY TO LOCAL SCHOOLS.

- 1 LARGE BATHROOM
- SHORT WALK TO HENDON CENTRAL STATION
- COUNCIL TAX BAND E

- PERMIT PARKING
- PEACEFUL LOCATION
- LARGE RECEPTION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ABC Estates are delighted to present this well-appointed two-bedroom, first-floor apartment, ideally located in a peaceful yet well-connected area of NW4.

The property offers two generously sized double bedrooms, a spacious reception room, a large family bathroom, and excellent storage throughout.

Approximate total area⁽¹⁾
554 ft²

Additional benefits include permit parking and close proximity to Sunnyfields Primary School, as well as convenient access to the M1 and a short walk to Hendon Central Station.

This property is ideally suited to first-time buyers, growing families, or investors, with an estimated rental income of £20,400–£22,000 per annum.

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ABC Hendon Sales
0208 203 4567

