



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 571 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 137 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 708 SQ FT / 66 SQ M**  
**Floorplans are for identification and guideline purposes only, not to scale.**  
**Compliant with RICS code of measuring practice.**  
**Floorplans supplied by www.draftingfloorplan.com**



**Station Road, London, NW4 4NJ**

A bright and well designed ground floor two bed two bath apartment with private garden and driveway for one car. Situated on the very convenient Station Road in Hendon.

Comprising beautiful open plan reception room/modern kitchen with space for dining and bi-folding doors leading onto the sunny garden with fantastic decked area.

There are two double bedrooms, both with ensuite shower rooms, one of which is on the ground floor and the other on the first floor. There is also a guest W/C.

What sets this property apart is the share of freehold. With £0 ground rent and no service charge (only applicable when expenses arise and split 33% per flat/freeholders, on average of £100 per annum, as well as building insurance circa £600 per annum).

Perfectly located just a short walk to shops/restaurants as well as Hendon Central tube station (Northern Line) and the local parks.

Leasehold - Share of Freehold

