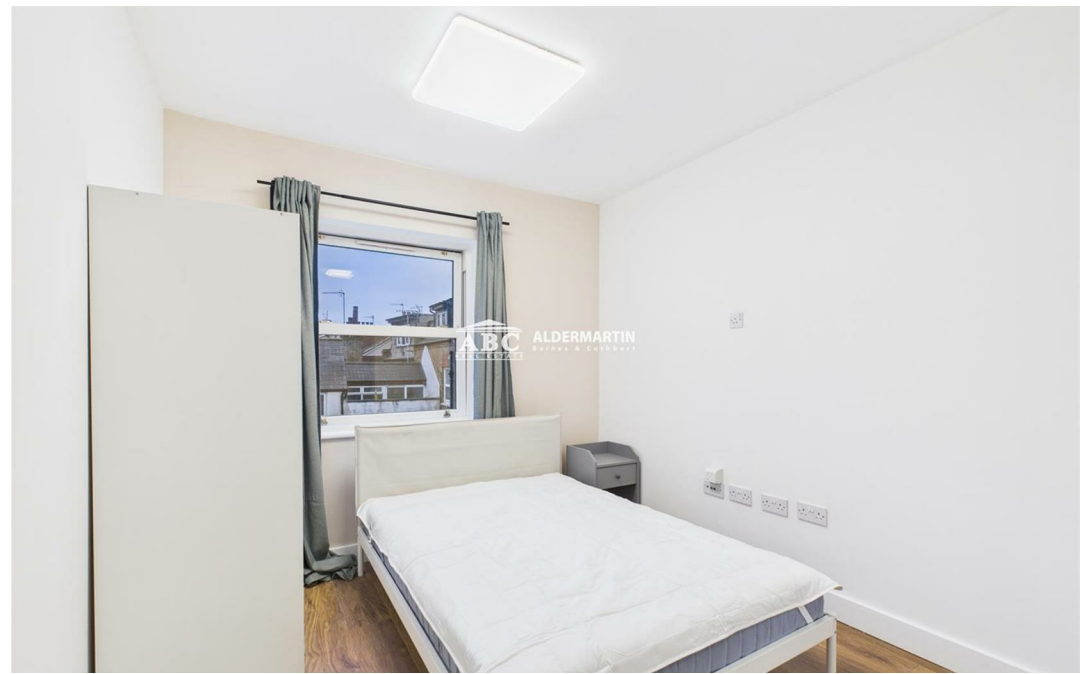




Studio Flat, Church Road, Hendon NW4 4DU **£1,200 Per Month**



- SECOND FLOOR STUDIO
- CLOSE TO SHOPS AND TRANSPORT
- EPC RATING B & COUNCIL TAX BAND A


- EXCELLENT CONDITION
- AVAILABLE NOW

- CENTRAL LOCATION
- PART FURNISHED

ABC Estates are pleased to present these tidy and comfortable studios situated in Church Road, Hendon, available now.

The studio comprises of a double bed and private ensuite bathroom fitted with modern fixtures.

Further benefits includes a 15 minute walk Hendon Central Station alongside excellent proximity to Middlesex University.



ABC ALDERMARTIN

Kitchen / Living Area
9'2" x 15'3"

Bathroom
6'0" x 5'4"

Approximate total area⁽¹⁾
188 ft²

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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	

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