



## Vivian Avenue, London, NW4 3XJ

£300,000 - Leasehold

Situated within Vivian Mansions, a distinguished Edwardian mansion block, this second-floor flat presents an excellent refurbishment opportunity.

The property requires complete modernisation throughout and offers buyers the chance to redesign and add value. The accommodation currently comprises a separate reception room, separate kitchen, bedrooms and bathroom, with the benefit of high ceilings.

The flat is offered chain free, has been granted probate, and is held on a short lease, which has been reflected in the pricing.

Vivian Mansions is a well-maintained building with gated entrance and secure entry-phone system, conveniently positioned off Vivian Avenue within easy reach of Brent Street's amenities, Hendon Central Underground Station and Hendon Park.

An ideal opportunity for investors or buyers seeking a project in a prime Hendon location.

Contact Squires Estates to arrange a viewing.

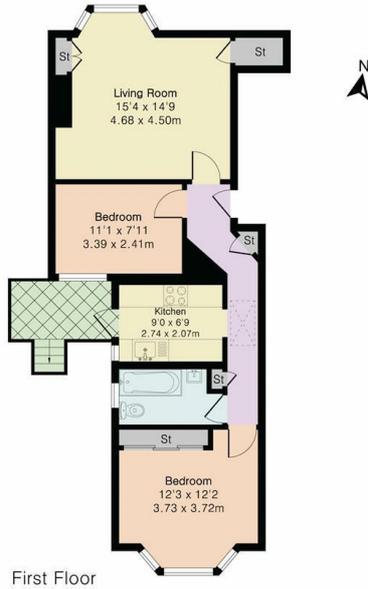
Leasehold with 80 years remaining  
Ground Rent: n/a  
Service Charge: Approx. £2500 per annum  
Barnet Council Tax Band C

- Chain Free
- 2nd Floor 2 Bedroom Flat
- Mansion Block
- Spacious Lounge
- Separate Kitchen
- Secure Gated Entrance & Entry-phone
- Short walk to Hendon Central & Brent Street
- Close to Hendon Park
- Probate Granted & Short Lease
- Barnet Council Tax Band C



# Floor Plan

Approximate Gross Internal Area 658 sq ft - 61 sq m



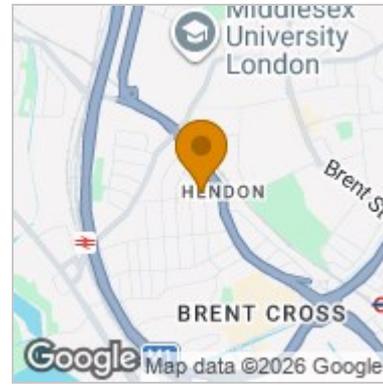
First Floor



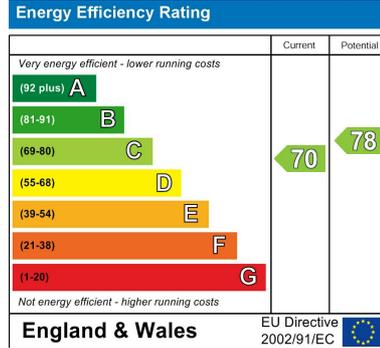
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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