



FERRYDALE LODGE

Church Road
London NW4



Purpose Built Flat
EPC Rating: D

Price £150,000

A bright and beautifully presented one bedroom
3rd floor retirement flat in this warden assisted
purpose built block for over 55s only.



Situated within walking distance of Hendon central tube station, Brent Street shopping facilities and local amenities.

Features include a double bedroom, living room/dining room, good size kitchen, newly renovated shower room/WC, double glazing, communal laundry room, communal social room and patio.

Chain free.



- One Double Bedroom
- Large Living Room/Dining Room
- Separate Kitchen
- Family Bathroom
- Walking Distance to Tube Station
- Wardens Assisted
- Communal Laundry Room
- Communal Social Room
- Residents Parking
- Chain Free

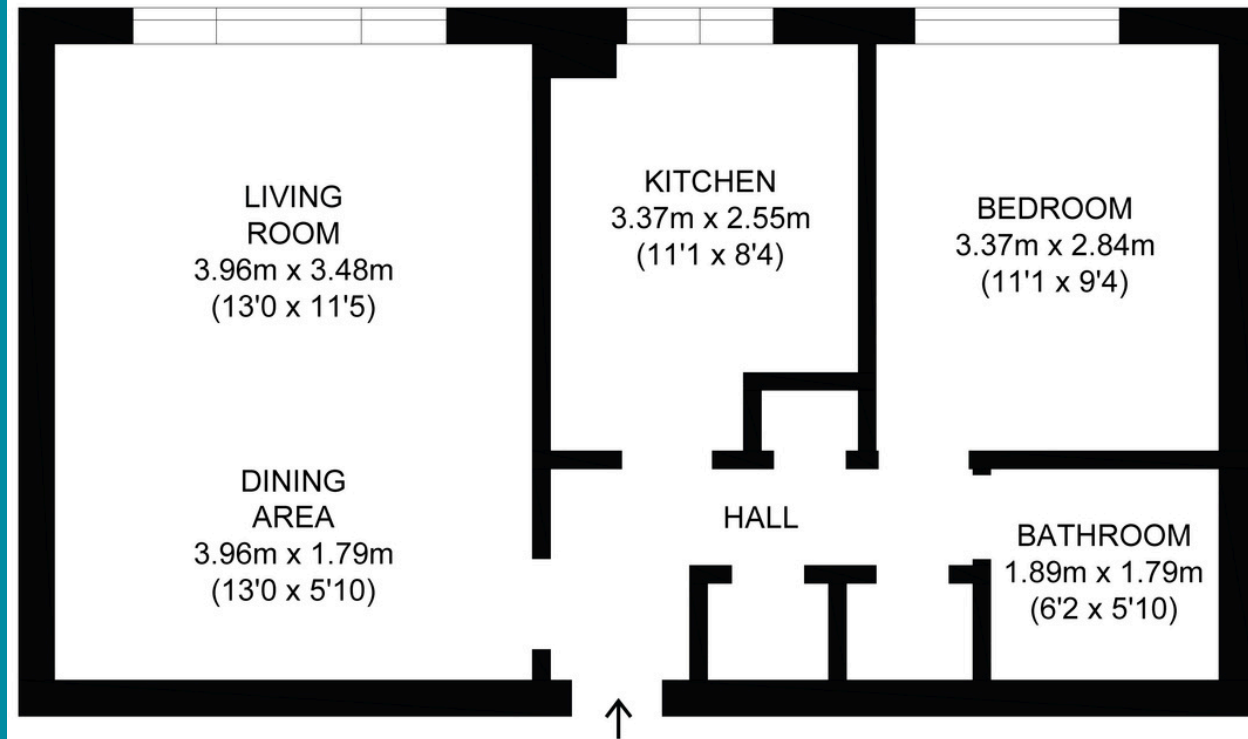




Floorplan

Approximate gross internal area

51 sqm / 547 sqft



Ground Floor

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 that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



GROSS INTERNAL AREA (GIA)
The footprint of this property.
50.85 Sqm / 547.3 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.
00.00 Sqm / 000.0 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
00.00 Sqm / 000.0 Sqft

The floor plan is not to scale and measurements and areas shown are

020 8203 2111
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.