



**Renters Avenue, Hendon, London NW4**

**Offers In Excess Of £400,000 | Leasehold - Share of Freehold**

Contact us about this property

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# Alexanders

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## About This Property

Priced to sell and chain-free, this superb three-bedroom, two-bathroom garden flat is situated on the ground floor of a small, purpose-built block on Renters Avenue. The flat benefits from off-street parking with EV charging facilities, a share of freehold and a private wrap-around garden.

This stylish and well-maintained property offers 700 sq ft of well-proportioned living space, featuring three good-sized bedrooms, an open-plan kitchen/reception room, and two bathrooms (including one en-suite). The property was extended and refurbished in 2017, and there is also the possibility to further extend (STPP).

The building is professionally managed, meaning low annual service charges of £1,200 and ongoing peace of mind. There is also a healthy sinking fund in place, ensuring the building is well cared for and future maintenance is responsibly planned. In addition, leaseholders have the right to extend their own lease at any time without paying a premium or requiring permission, providing added long-term security and flexibility.

Ideally located and within a 10-minute walk of Hendon Central Underground station (Northern line) and around 15-minutes to Hendon Railway station (Thameslink). The property also benefits from excellent road connections via the A41, A406 and M1, as well as extensive bus routes from nearby Brent Cross Shopping Centre - which offers a wide range of shops, restaurants and local amenities right on your door step.

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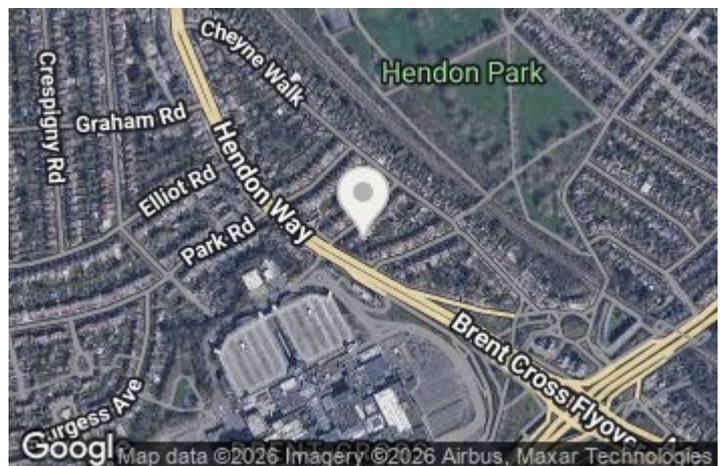
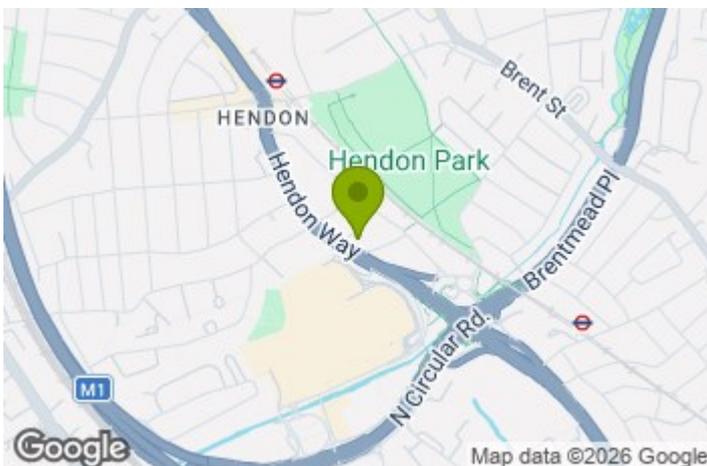
 3 Bedroom |  1 Reception |  2 Bathroom |  77 C

## Property Features

- Three Bedroom Garden Flat
- Two Bathrooms
- Open Plan Kitchen Reception
- Private Wrap-Around Garden
- Off-Street Parking with EV Charging Stations
- Share of Freehold
- Chain Free
- Near to Brent Cross Shopping Centre

## Property Size

700.00 sq ft

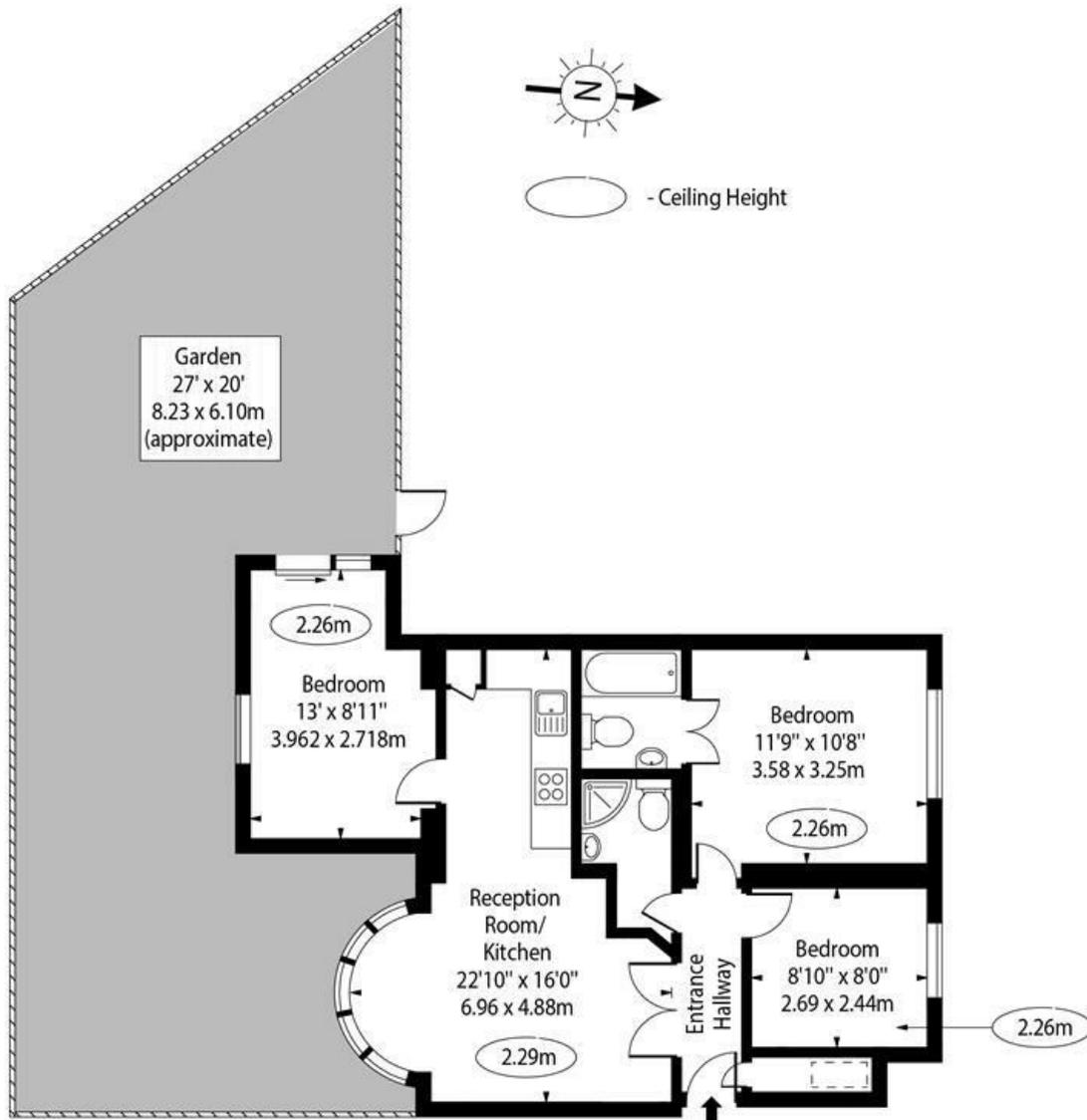


## Nearest Transport Links

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Renters Avenue, NW4



Ground Floor

Approx Gross Internal Area 700 Sq Ft - 65.03 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.enogaphotostudio.com](http://www.enogaphotostudio.com) Ref: No.51840

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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