



## Neeld Crescent, London, NW4 3RR

£425,000 - Leasehold - Share of Freehold

**CHAIN FREE** A well-maintained ground floor flat offering 786 sq ft of comfortable living space, ideally located close to Hendon Central Underground Station.

The property features a spacious reception room, two double bedrooms, and two bathrooms — including a separate shower room with WC and an en suite to the master bedroom. One of its standout features is the direct access to the communal gardens at the rear, providing a pleasant outdoor extension to the living space.

Offered chain free and with share of freehold and a 999-year lease, this property is perfect for buyers seeking a hassle-free purchase in a prime location. The flat also benefits from an allocated parking space for one vehicle.

Contact Squires Estates today to arrange a viewing.

Tenure: Leasehold (Share of Freehold) with 999 years lease remaining

Ground Rent: n/a

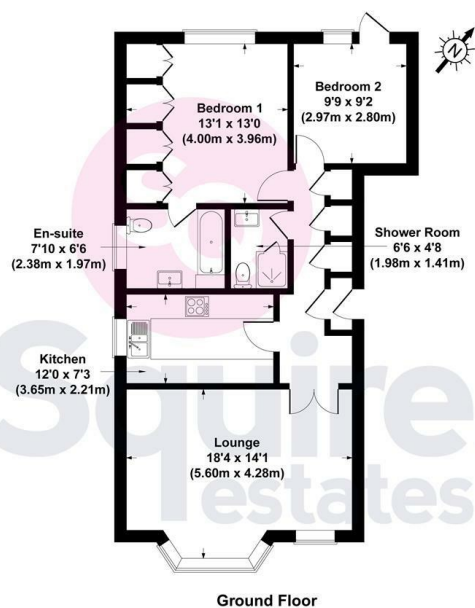
Service Charge: £2400 to £2600 per annum

Council Tax: Barnet Band E

- Chain Free
- Ground Floor Flat
- Share of Freehold
- Spacious Reception Room
- 2 x Double Bedrooms
- Master Bedroom with En Suite
- Additional Separate Shower Room with WC
- Allocated Parking Space
- Located Close to Hendon Central Underground Station
- Barnet Council Tax Band E

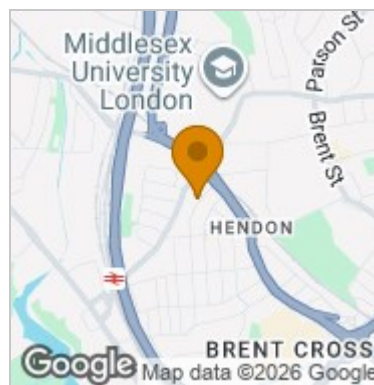
## Floor Plan

Audley Park, Neeld Crescent, NW4 3RR  
Gross Internal Area 786 sq ft / 73 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales	EU Directive 2002/91/EC	



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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### Hendon Branch

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