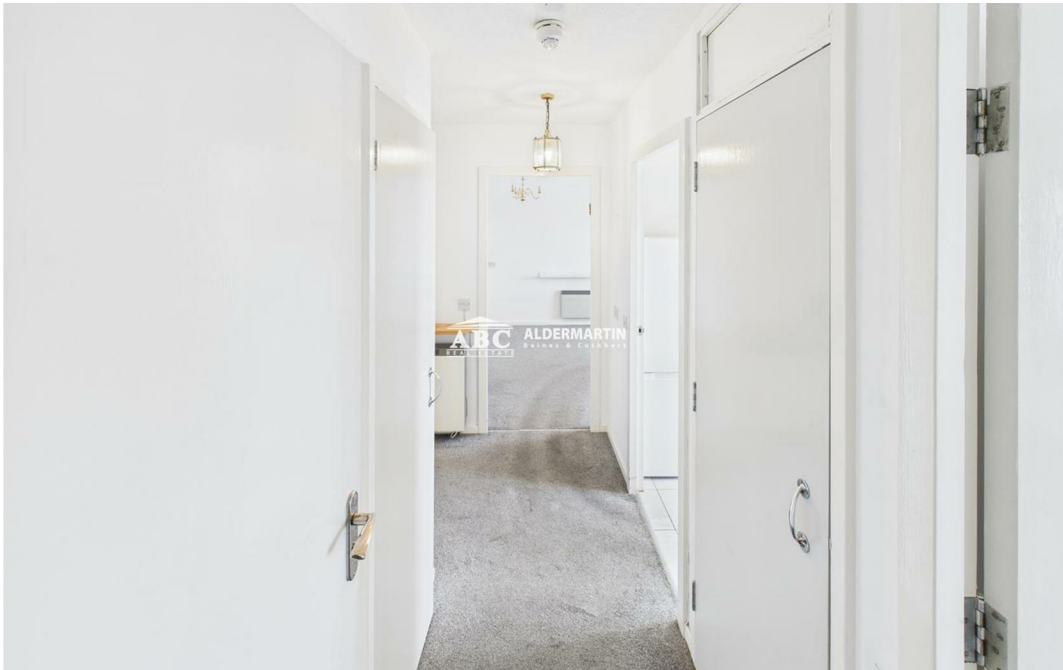
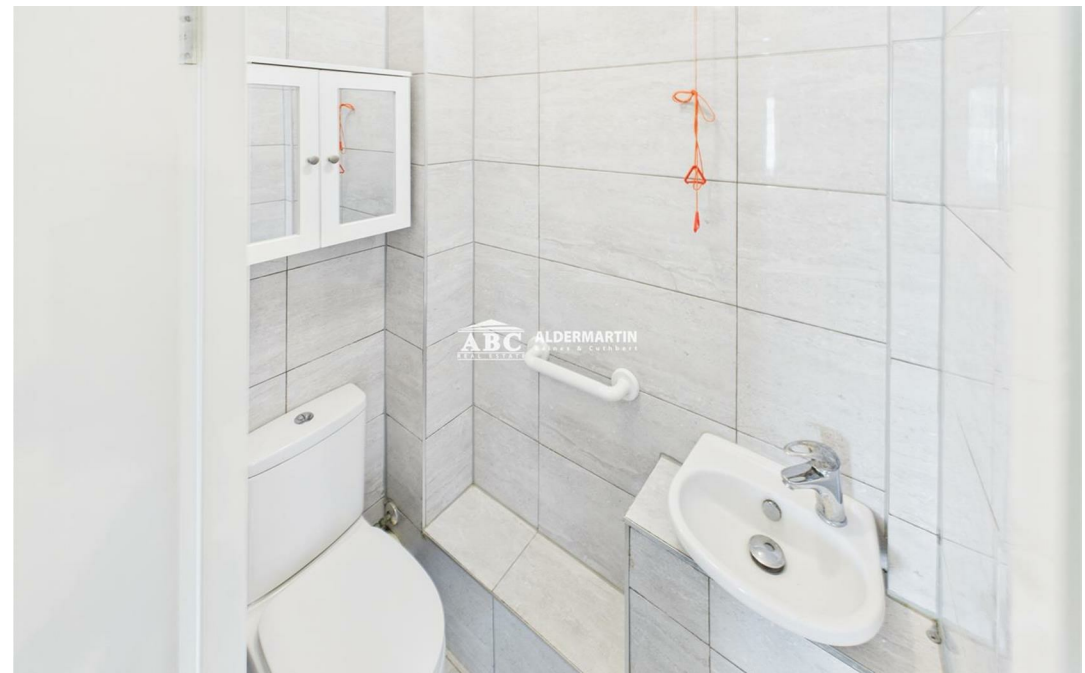




Church Road, London NW4 4EW

**£195,000
Leasehold**





- 1 BED FLAT
- OVER 60S
- ON-SITE ESTATE MANAGER

- EXCELLENT LOCATION
- £280.27 SERVICE CHARGE PER MONTH
- EPC RATING C & COUNCIL TAX BAND D

- PARKING PERMIT
- MODERN FULLY-FITTED WALK-IN SHOWER

****Over 60s only***

Situated in an excellent location in Hendon, close to nearby transport links where local shops are within walking distance such as supermarkets, post office, banks, hairdressers and cafes, this property is an excellent opportunity for anyone over 60 looking to retire here.

In addition to the spacious and bright property, the estate also offers shared facilities, such as a communal lounge, an on-site laundry, hair salon, well maintained garden, guest room and 21 parking spaces - perfect for when friends & family come to visit.

Benefiting from an on-site estate manager, there is also social activities that take place including afternoon tea, games evenings and movie nights.

Viewing highly recommended!

ABC ALDERMARTIN

Approximate total area^m
490 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			
(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	

ABC Hendon Sales
020 8203 4567

