



## Station Road, London, NW4

Guide price of £240,000 to £250,000. This one bedroom apartment is positioned on the first floor of this imposing double fronted home.

The property has been recently renovated with neutral décor, offering a straightforward, move-in ready home.

Residents will benefit from a double bedroom, separate lounge and kitchen and a compact, newly installed shower suite, with access to a communal garden, with parking available on a first-come, first-served basis.

With a long lease, vacant possession, and chain-free status, this apartment is an ideal option for a first-time buyer seeking a practical purchase or for investment purposes.

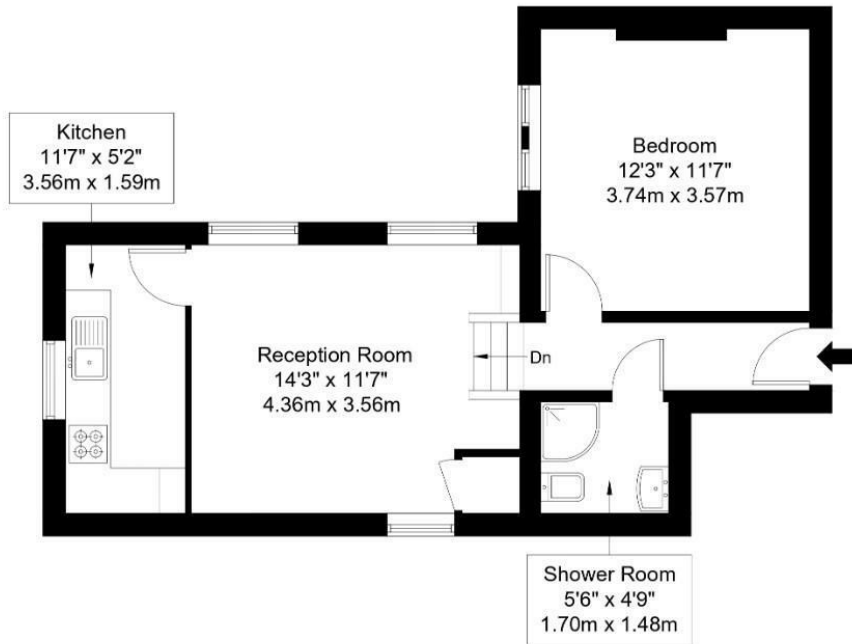
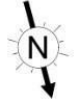
Located within equidistance of Hendon tube station (northern line) and Hendon rail station.

- One double bedroom
- First floor apartment
- Separate kitchen and lounge
- Communal garden for residents
- Parking on a first-come, first-served basis
- Dual aspect
- Shower room (no bath)
- Long lease
- Vacant possession
- Chain free

**Offers in excess of £240,000**

# Station Road, NW4 3SN

Approx Gross Internal Area = 42.3 sq m / 455 sq ft



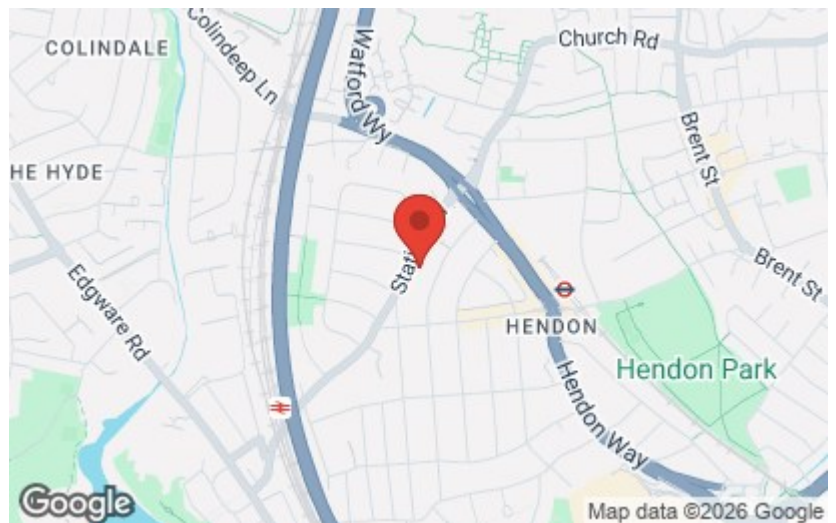
First Floor

Ref :

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**BLEU  
PLAN**

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

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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			
		61	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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