



Church Road, London NW4 4DU

**£1,250 Per
Month**



- SECOND FLOOR STUDIO
- REFURBISHED

- SPACIOUS
- EPC RATING B - COUNCIL TAX BAND A

- MODERN SHOWERROOM
- CLOSE TO SHOPS & TRANSPORT

ABC Estates are pleased to present these tidy and comfortable studios situated in Church Road, Hendon, available now.

The studio comprises of a double bed and private ensuite bathroom fitted with modern fixtures.

Further benefits includes a 15 minute walk Hendon Central Station alongside excellent proximity to Middlesex University.

ABC ALDERMISTON

Bathroom
4'4" x 5'6"

Kitchen / Living Area
9'3" x 21'5"

Approximate total area^m
204 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	82	87
(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

