



**Heriot Road, London NW4 2DG**

**£345,000**  
**Leasehold**







- SPACIOUS RECEPTION ROOM
- MINUTES AWAY FROM SHOPS, BUSINESSES & AMENITIES.
- VIDEO / VOICE INTERCOM DOOR ACCESS.
- ON-STREET PARKING

- EPC RATING C & COUNCIL TAX C
- LONG LEASE
- EXCELLENT LOCATION FOR 1ST TIME BUYERS.

- EXCELLENT ACCESS TO UNDER/OVERGROUND TRAINS AND BUSES.
- DOUBLE BEDROOM
- ABUNDANT STORAGE CUPBOARDS AND SPACE

ABC Estates are proud to present this charming and bright 1 bed flat situated in a quiet and lovely area minutes walking distance away from Brent Street and its bustling high street with shops and local amenities.

Comprising of a spacious 1 bed, 1 reception and bathroom, this property is ideal for a couple or perfect for an investment property for astute investors.

Further benefits include washer/dryer amenities, on-street parking, large storage cupboard and boarded eaves areas, long lease and a 10 minute walk to Hendon Central Station

Approximate Rental Yield : £17,000-£20,000 per year



**ABC Hendon Sales**  
**020 8203 4567**

