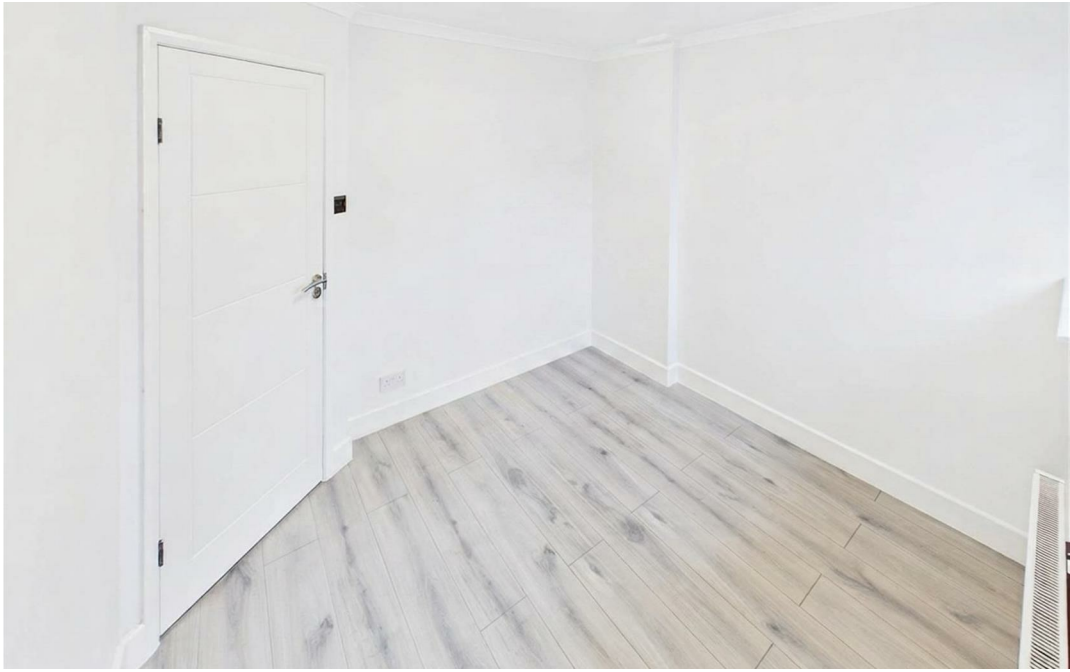


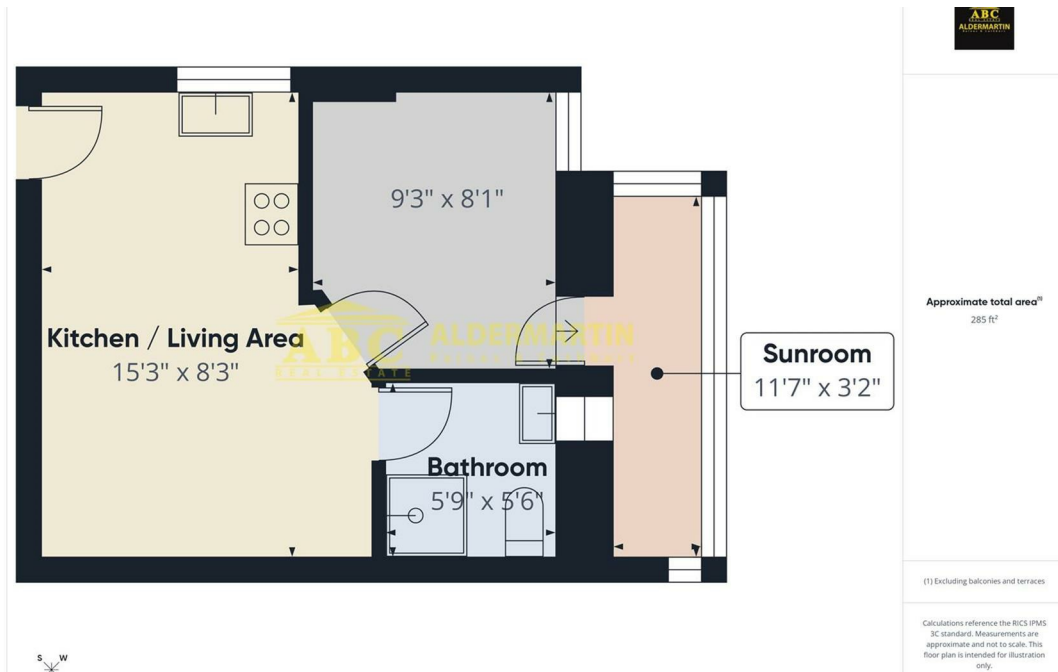


**Station Road, Hendon NW4 4PN**

**£230,000**  
**Leasehold**







- 125 YEAR LEASE
- CAN BE SOLD INDIVIDUALLY
- EPC RATING C

- CHAIN FREE
- FANTASTIC INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND B

- 2 STUDIOS
- EXCELLENT LOCATION



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            | 54                         | 58                                                                                    |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

ABC Estates are pleased to present this comfortable and brand new first floor 1 bed flat.

The property features a modern open-plan layout, comprising a stylish new kitchen, a cosy reception area, and a comfortable double bedroom, along with a contemporary bathroom.

Ideally located just moments from Hendon Railway Station and a 10-minute walk from Hendon Central Station, the flat offers excellent transport links.

Suitable for both first-time buyers and investors, the property presents a strong investment opportunity, with an estimated rental yield of £18,000–£21,000 per annum.

Early viewing is highly recommended.

**ABC Hendon Sales**  
**0208 203 4567**