



Winkworth

for every step...

Church Road, NW4

£150,000 *Leasehold*



Set within the well-regarded Ferrydale Lodge, a purpose-built retirement development for residents aged 60 and over, this well-presented third-floor leasehold apartment offers comfortable and convenient living with a welcoming community atmosphere. The development benefits from an on-site Manager, secure entry phone system, lift access and residents' parking, together with a communal lounge, attractive communal sun terrace and communal laundry room. The apartment itself features an entrance hallway with ample storage, a bright and airy lounge, a modern fitted kitchen, a well-proportioned double bedroom and a contemporary bathroom with a practical wet-room style shower. The property is electrically heated, making it an ideal choice for those seeking a manageable home within a secure and well-maintained retirement setting.

KEY FEATURES

- RETIREMENT DEVELOPMENT
- ONE BEDROOM FLAT
- SET ON THE THIRD FLOOR
- MODERN KITCHEN
- MODERN WET-ROOM BATHROOM
- BRIGHT & AIRY LOUNGE
- AMPLE STORAGE
- LIFT ACCESS
- ON-SITE MANAGER
- NO ONWARD CHAIN



Hendon

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Church Road is ideally positioned for enjoying the many amenities Hendon has to offer, with Church Road, Brent Street and the surrounding area providing a variety of shops, cafés, restaurants and everyday conveniences, while Brent Cross Shopping Centre is also within easy reach. Transport connections are excellent, with Hendon Central Underground Station providing Northern line services towards Central London, while Hendon Station offers Thameslink services towards St Pancras, Farringdon and beyond. The area also benefits from a comprehensive local bus network and convenient road connections via the A41, A406 North Circular and M1. For those who enjoy outdoor space, Hendon Park provides attractive gardens, walking areas and leisure facilities, while Sunny Hill Park and the open surroundings of the Welsh Harp are also within easy reach, offering plenty of opportunities for leisurely walks and enjoying the outdoors.





MATERIAL INFO

Tenure: Leasehold

Term: 85 year and 4 months

Service Charge: £3506.04 per annum

Ground Rent: Included in the service charge

Council Tax Band: D

EPC rating: D

