



Hillview Gardens, London, NW4

Asking Price: £725,000

Leasehold

Hillview Gardens, London, NW4

Situated in a luxury block in the heart of Hendon is this immaculately presented two bedroom ground floor apartment in Spectrum Apartments.

This bright and spacious ground floor apartment on Hillview Gardens offers over 970 SQ FT of modern living accommodation and comprises of a lounge/dining room leading onto a large private patio, two bedrooms with an en-suite shower room to the master and a separate bathroom, and a separate fully fitted kitchen. This modern apartment was built 5 years ago and is of a luxury standard throughout.

This superb apartment also benefits from underground parking, an additional storage room, well maintained communal gardens and is ideally located within minutes' walk to Hendon Central, Hendon Park, Brent Streets' amenities and Brent Cross Shopping Centre.

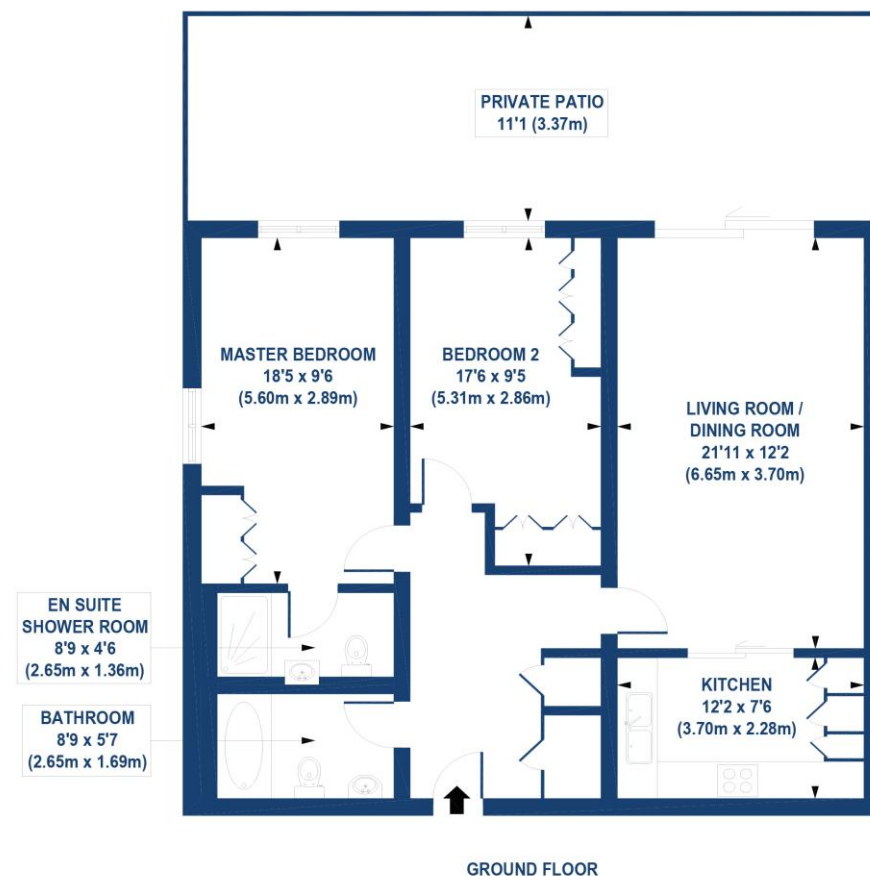
Service Charge (per annum): £2,645.00

Ground rent (per annum): £400.00

- Leasehold
- A LUXURY APARTMENT
- GROUND FLOOR
- OVER 970 SQ FT OF MODERN LIVING ACCOMMODATION
- LARGE PRIVATE PATIO
- TWO BEDROOMS
- UNDERGROUND PARKING
- TWO BATHROOMS

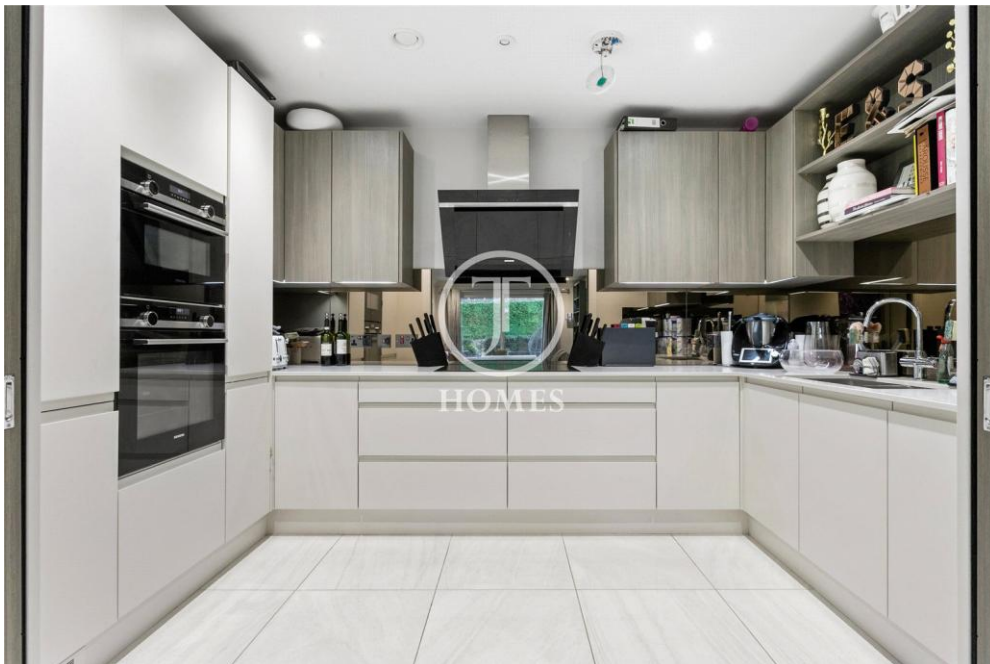


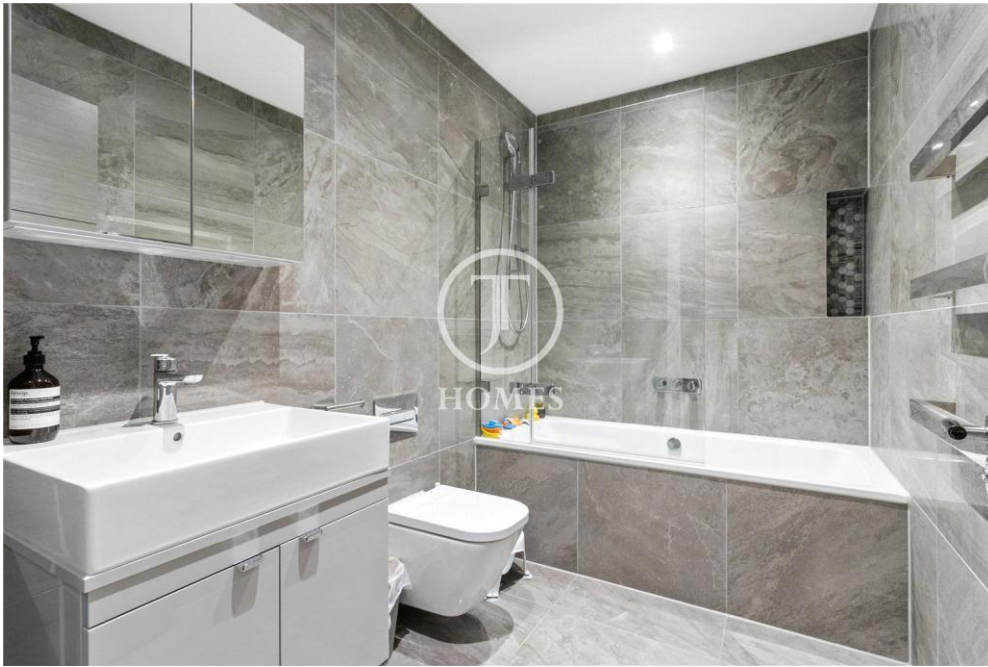
Spectrum Apartments, Hillview Gardens, NW4



APPROX. GROSS INTERNAL FLOOR AREA 973 sq. ft / 90.35 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.