



Kempsters
ESTATE AGENTS

90 Great North Way
Hendon London NW4 1HE

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Offers in the region of
£395,000

This spacious two double bedroomed ground floor apartment is conveniently situated close to the Downage and bus routes to Hendon tube and rail stations. Features include a large lounge, fitted kitchen, en suite too bedroom one, family bathroom, well tended communal gardens plus secure parking and no onward chain.



- Gas central heating
- Double glazing
- Lounge 14'11<22'2 x 13'1>4'10
- Fitted kitchen 9'9 x 9'2
- Bedroom one 10'6 x 9'11<11'11 with en suite
- Bedroom two 9'9 x 9'
- Family bathroom
- Well tended communal gardens
- Ample secure parking
- No onward chain

ENTRANCE

Door leads to:

ENTRANCE HALL

Smooth plastered ceiling, large built-in storage cupboard, built-in airing cupboard, radiator, power points, fitted carpet.

LOUNGE

14'11" x 22'2" x 13'1" max (4.55m x 6.76m x 3.99m max)

Double glazed window and door with opaque double glazed inserts to front, smooth plastered ceiling, radiator, power points, fitted carpet.

FITTED KITCHEN

9'9" x 9'2" (2.97m x 2.79m)

Double glazed window to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor, fridge/freezer and washing machine, partly tiled walls, radiator, tiled floor.

BEDROOM ONE

10'6" x 9'11" x 11'11" (3.20m x 3.02m x 3.63m)

Double glazed window to rear overlooking communal gardens, smooth plastered ceiling, two built-in wardrobes, radiator, power points, fitted carpet.

EN SUITE

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, tiling to shower cubicle, remainder partly tiled, shaver point, radiator, laminate floor.

BEDROOM TWO

9'9" x 9' (2.97m x 2.74m)

Double glazed window to rear overlooking communal gardens, smooth plastered ceiling, radiator, power points, fitted carpet.



BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, full tiling to bath area, remainder partly tiled, radiator, shaver point, laminate floor.

EXTERIOR

Well tended communal gardens plus ample secure parking.

Approximately 87 years remaining on lease
Ground rent approximately £400 per annum
Service charges approximately £1,300 per annum

LEASE DETAILS AND SERVICE CHARGES







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C	73	75	69-80 C	73	75
55-68 D			55-68 D		
49-54 E			49-54 E		
45-48 F			45-48 F		
39-44 G			39-44 G		
35-38 G			35-38 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		