

**GRAHAM ROAD, NW4**  
**OFFERS IN EXCESS OF £550,000 LEASEHOLD**

**A STUNNING THREE BEDROOM APARTMENT WITH  
DIRECT ACCESS TO COMMUNAL GARDENS AND  
ADDITIONAL PRIVATE COURTYARD AT THE FRONT**

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

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## DESCRIPTION:

A stunning three bedroom apartment with direct access to communal gardens and additional private courtyard at the front. This stunning apartment is located a short walk to Hendon Central Station as well as the many the shops, cafés and facilities that this fantastic area has to offer. The property comprises, three large double bedrooms each with ample storage, two fully fitted bathrooms and a large open plan reception with a fully fitted integrated kitchen. The property also benefits access to residents parking. Chain free. Long lease.

EPC: B

## AT A GLANCE

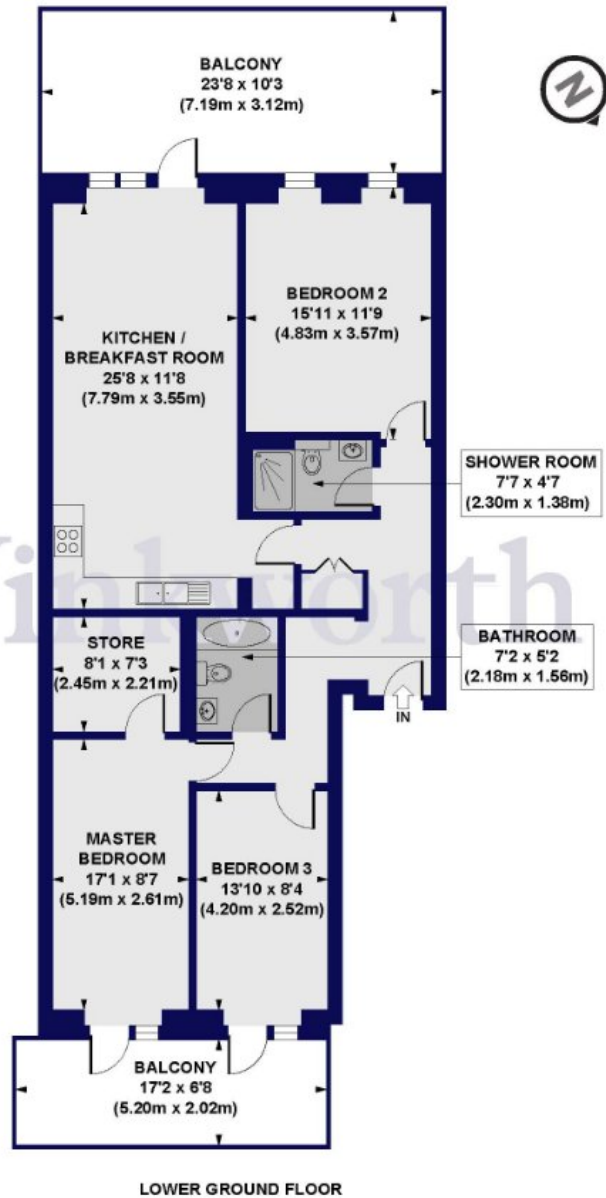
- THREE DOUBLE BEDROOM APARTMENT FOR SALE
- OVER 1100 SQ FT OF LIVING SPACE
- COMMUNAL GARDENS PLUS A PRIVATE FRONT COURTYARD
- ACCESS TO PARKING
- LONG LEASEHOLD OVER 950 YEARS
- CHAIN FREE







**Graham Road, NW4**  
**Approx. Gross Internal Floor Area 1114 sq. ft / 103.46 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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