MILE









Malcolm Crescent, London NW4

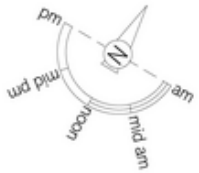
£375,000 Leasehold

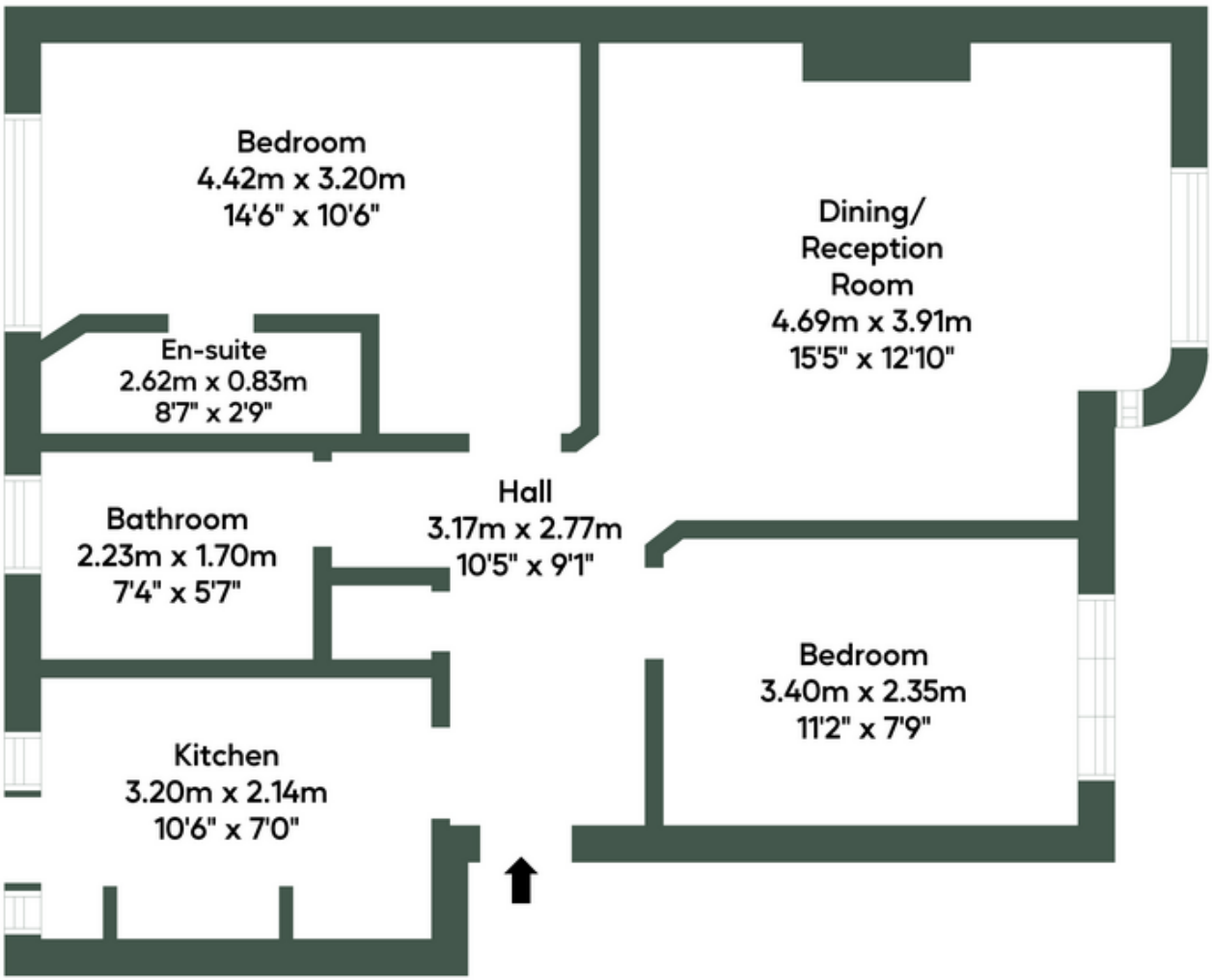
Welcome to Malcolm Court, a well-presented two-bedroom, two-bathroom ground floor apartment set within this handsome residential block in a highly convenient Hendon location. Extending to approximately 641 sq ft, the property offers well-proportioned accommodation, including two bedrooms, a modern bathroom and an additional en-suite to the principal bedroom. A particularly appealing feature is the direct access to the communal gardens, providing a pleasant outdoor space to enjoy. Ideally positioned within a short walk of Hendon Station, the property also benefits from excellent transport links and easy access to the M1, making it well suited to commuters and those seeking convenient access across London and beyond. Offered chain free with a 97-year lease, this apartment presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as downsizers seeking the convenience of ground floor living. A fantastic opportunity to acquire a well-located ground floor apartment in Hendon.

- **Secure block**
- **Ground floor apartment**
- **Two bedrooms**
- **Two bathrooms**
- **641 sq ft**
- **Fantastic location**
- **Direct access to communal garden**
- **Short walk to Hendon station**
- **Quiet residential road**
- **Close to Shops and Amenities**

MALCOLM CRESCENT, NW4

Approximate Gross Internal Area = 59.60 sq.m / 641 sq.ft





Ground Floor

MILE

This floor plan is not to scale and measurements and areas are approximate and therefor should be used for illustrative purposes only, maximum widths and

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.