



Vivian Mansions, Vivian Avenue, London. NW4

A bright two double bedroom flat located in a purpose built building in Hendon Central. Located on Vivian Avenue, the property benefits from being moments away from the amenities of Hendon Central and Vivian Avenue. The local area offers excellent transport links through the day and night, with Hendon Central Station a short walk away and the A41, A406, M1 and A1 all nearby. The area also offers plenty of greenery with the beautiful Hendon Park and Sturgess Park within walking distance of the flat.



£350,000 Leasehold

PROPERTY DESCRIPTION

A bright two double bedroom flat located in a purpose built building in Hendon Central. Located on Vivian Avenue, the property benefits from being moments away from the amenities of Hendon Central and Vivian Avenue. The local area offers excellent transport links through the day and night, with Hendon Central Station a short walk away and the A41, A406, M1 and A1 all nearby. The area also offers plenty of greenery with the beautiful Hendon Park and Sturgess Park within walking distance of the flat. Brent Cross Shopping Centre is within walking distance of the flat. This light and airy flat comprises of two double bedrooms, a good size reception room, a separate kitchen and a family bathroom. The property has gas central heating and double glazing. CHAIN FREE and the flat is currently vacant. To arrange a viewing, please call Cubes Residential on 0208 201 5454 or visit us at www.cubesresidential.com.

FEATURES

- 2 double bedrooms
- Separate Kitchen
- Close to Brent Cross Shopping Centre
- Close to Local Amenities
- Newly Refurbished
- EPC Band C
- Leasehold



ROOM DESCRIPTIONS

Hallway

small storage cupboard housing water tap, storage cupboard with fuse box and electric meter.

Reception Room

3.33m x 4.44m (10' 11" x 14' 7")

Laminate flooring, double glazed bay window to front aspect, radiator, spotlights to ceiling

Kitchen

1.98m x 2.72m (6' 6" x 8' 11")

Laminate flooring, UPVC door to fire exit and outdoor space, double glazed window to side aspect, wall and base units, stainless steel 1.5 bowl sink with mixer taps, integrated gas hobs, integrated electric oven, extractor fan, storage cupboard housing gas meter, plumbing for washing machine, space for fridge freezer, light to ceiling

Main Bedroom

3.00m x 3.76m (9' 10" x 12' 4")

Laminate flooring, double glazed bay window to rear aspect, built in wardrobes, double radiator, spotlights to ceiling

Bedroom 2

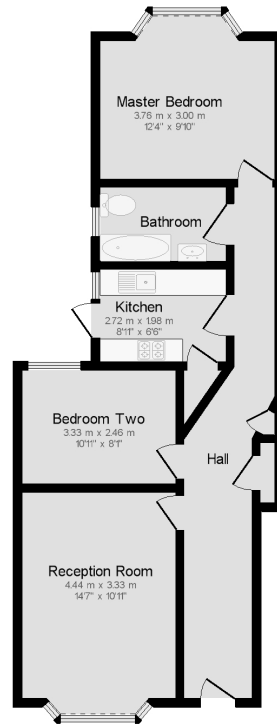
3.33m x 2.46m (10' 11" x 8' 1")

Laminate flooring, double glazed window to rear aspect, radiator, spotlights to ceiling

Family Bathroom

1.61m x 2.70m (5' 3" x 8' 10")

Laminate flooring, high gloss wall panels to walls, double glazed window to side aspect, wood effect vanity unit with hand wash basin with mixer tap, bath with mixer taps and shower attachment, low flush wc, towel radiator, light to ceiling



This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

Total approx floor area: 65.6 m² (706.2 ft²)
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