



## Flat 16, 48 Ferrydale Lodge, Church Road, London. NW4 4EW

A spacious and light, 2 Bedroom Retirement flat on the first floor of this warden assisted apartment block for applicants of 60 Years and over situated in the heart of Hendon. The block offers a Communal Lounge, Communal Gardens and a communal Laundry Room and has the amenities of Hendon on its doorstep.



**£260,000 Leasehold**

## PROPERTY DESCRIPTION

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A spacious and light, 2 Bedroom Retirement flat on the first floor of this warden assisted apartment block for applicants of 60 Years and over situated in the heart of Hendon. Ferrydale Lodge, has the amenities of Brent Street and Church Road on it's doorstep with easy access to local banks, transport and places for worship. The property offers two Double Bedrooms, a spacious Reception Room, Separate Fully fitted Kitchen and a Bathroom with a separate WC. There is also ample storage. Ferrydale Lodge has a lift and offers off street parking for residents, A communal Lobby and Laundry Facilities. The building also has ramp free access. To arrange a viewing please call Cubes Residential on 020 8201 5454 or visit us at [www.cubesresidential.com](http://www.cubesresidential.com).

## FEATURES

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- Retirement Home
- Applicants must be over 60 years old
- Communal Gardens
- Communal Lounge
- EPC Band B
- Close to Local Amenities
- Two Double Bedrooms



## ROOM DESCRIPTIONS

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### Hallway

Storage heater, carpet flooring, 2 x light to ceiling, 1 double storage cupboard, 1 single storage cupboard, cupboard housing hot and cold water tanks, storage cupboard housing fuse box and meters, entry phone, emergency pull cord

### Reception Room

10'75 x 21'71 (3.28m x 6.62m)

Carpet flooring, double glazed bay window to rear aspect, 2 x storage radiator, lights to ceiling, emergency pull cord.

### Bedroom 1

7'97 x 12'66 (2.43m x 3.86m)

Carpet flooring, Single radiator, double glazed window to rear aspect, built in double wardrobe, 2 x pull cords, light to ceiling,.

### Bedroom 2

10'33 x 12'09 (3.05m x 3.68m)

Large built in wardrobe, 2 x pull cords, double glazed window to rear aspect, fixed chest of drawers, storage heater, carpet flooring.

### Kitchen

7'96 x 12'52 (2.43m x 3.82m)

Linoleum flooring, Wall and base units with wood finish, emergency pull cord, partly tiled walls, double glazed window to rear aspect, space for fridge freezer, plumbing and space for washing machine or dishwasher, space for cooker/oven, stainless steel sink with hot and cold taps

### Family Bathroom

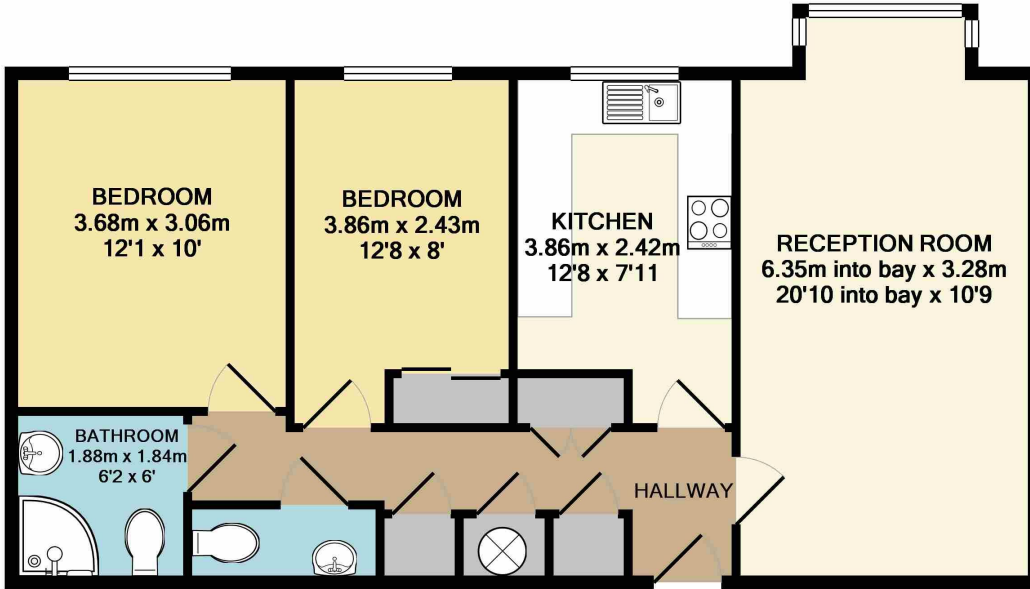
6'10 x 6'17 (1.86m x 1.88m)

Linoleum flooring, fully tiled walls, mirror storage unit, hand wash basin with storage, electric shower unit with mixer taps and shower seat, towel heater, emergency pull cord, light to ceilings

### Separate WC

6'04 x 2'92 (1.84m x 0.89m)

Low flush WC, hand wash basin, heater, light to ceiling, mirror on wall, tiled flooring.



FERRYDALE LODGE  
TOTAL APPROX. FLOOR AREA 65.4 SQ.M. (704 SQ.FT.)

This Plan is to be used for Illustrative Purposes Only. Measurements are Approximate. Not to Scale.  
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