



**HENDON LANE, FINCHLEY, LONDON, N3**  
**£650,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED THREE BEDROOM  
FIRST FLOOR PURPOSE BUILT APARTMENT**

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## DESCRIPTION:

Set on Hendon Lane in a much sought-after development, we are pleased to offer this beautifully presented first floor apartment, which has been modernised throughout and comprises of spacious living/dining room, fitted kitchen/breakfast room, modern shower room, master bedroom with en suite, two further bedrooms, ample storage, lift-in-block, garage-en-block and residents' parking. The property is ideally located for local amenities and transport links, such as Finchley Central (Northern Line) underground station. Offered on a chain free basis.

**TENURE:** Leasehold: 134 years 2 months  
Service Charge: £5,000.00 per annum

**COUNCIL TAX:** Band G

## AT A GLANCE

- Much sought-after development
- First floor apartment
- Three double bedrooms
- Large living/dining room
- Garage-en-block
- Lift-in-block
- Residents' parking





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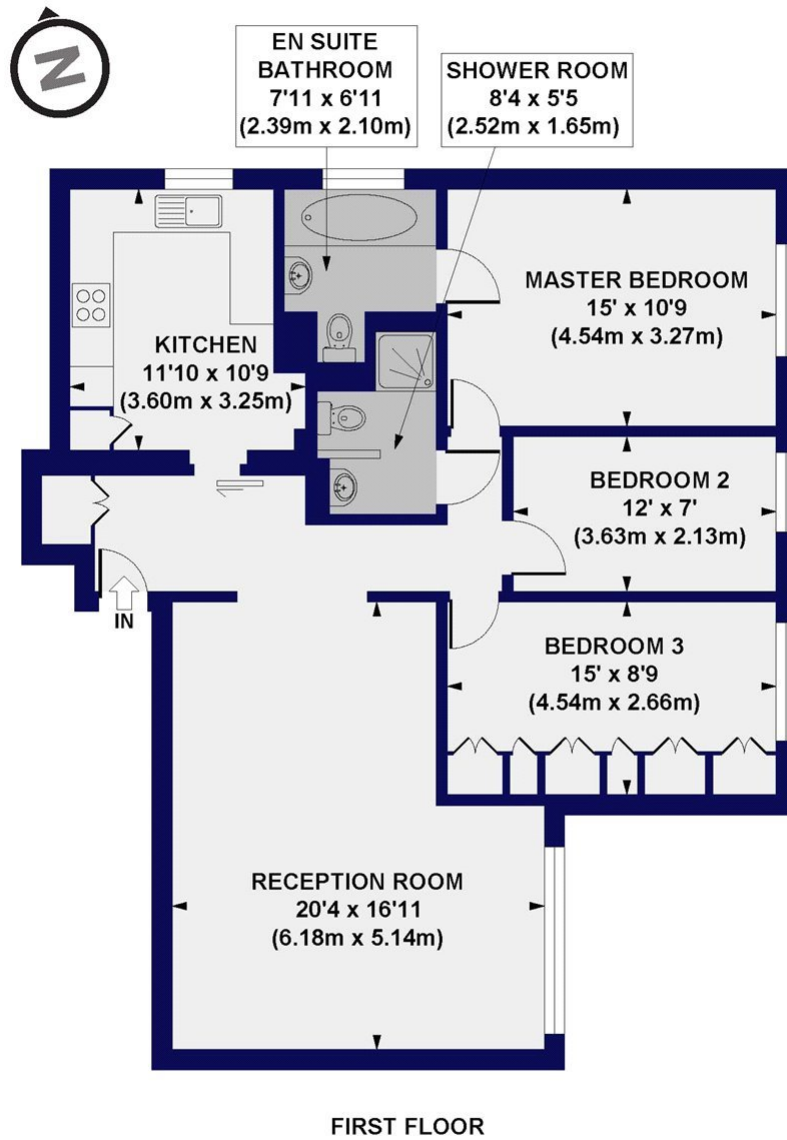


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**Hendon Lane, N3**  
 Approx. Gross Internal Floor Area 1031 sq. ft / 95.80 sq. m



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.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	