

BERMONT LODGE, FINCHLEY, LONDON, N3
£750,000 LEASEHOLD

A SPACIOUS AND WELL-PRESENTED GROUND FLOOR FLAT, SET IN A MODERN DEVELOPMENT.

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

We are pleased to offer this well-presented and spacious ground floor flat, set in modern block on Hendon Lane, within easy access to local amenities and transport links. The property offers over 1300 sq ft of living space, and comprises of a large reception room with doors leading out to private patio area and communal gardens, eat-in kitchen, three double bedrooms with en-suite to the primary bedroom, and ample storage. Further benefits include residents' parking and the Freehold interest.

An internal viewing is highly recommended!

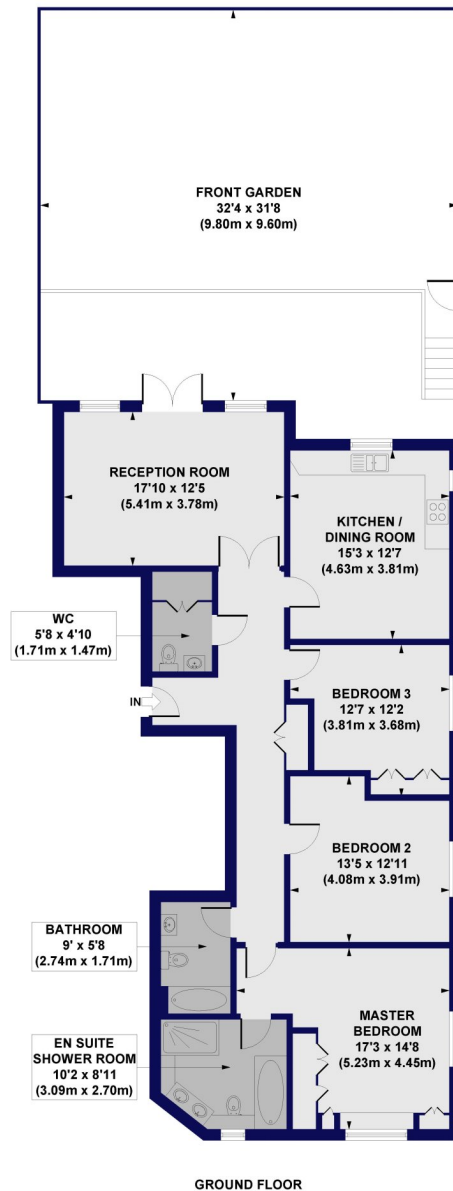
AT A GLANCE

- Modern purpose built block
- Ground floor
- Large reception room
- Eat-in kitchen
- Three bedrooms
- En suite to primary bedroom
- Family bathroom
- Private Patio area
- Parking and communal gardens





Bermont Lodge, Hendon Lane, N3
Approx. Gross Internal Floor Area 1318 sq. ft / 122.46 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.

Tenure: Leasehold

Service Charge: £4000 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 79 |
| (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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