



105 Ibis Court Hendon Lane, Finchley, N3 3TP

£899,950

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

A rare opportunity to purchase this well presented apartment placed on the first floor of this small, lift serviced, purpose built block within easy reach of the local amenities.

The current owner has maintained the flat very well and has added air conditioning in most principal areas. The bright and spacious accommodation is arranged as Three double Bedrooms, Two Bathrooms (1 en-suite), Kitchen/Breakfast Room and large Reception/Dining Room.

Externally there is an electric garage (en Bloc) and private Balcony which enjoys a south/westerly aspect.


Ibis Court is located close to the junction of Hendon Lane and Allandale Avenue close to Finchley Central Underground, shops and schools and is within the Eruv.

Key Features

- 1st FLOOR APARTMENT IN SMALL BLOCK
- LIFT
- THREE BEDROOMS
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GARAGE EN BLOC
- SOUTH WESTERLY FACING BALCONY
- SHARE IN FREEHOLD
- CLOSE TO SHOPS, TRANSPORT AND PLACES OF WORSHIP

Important Information

- **Price:** £899,950
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

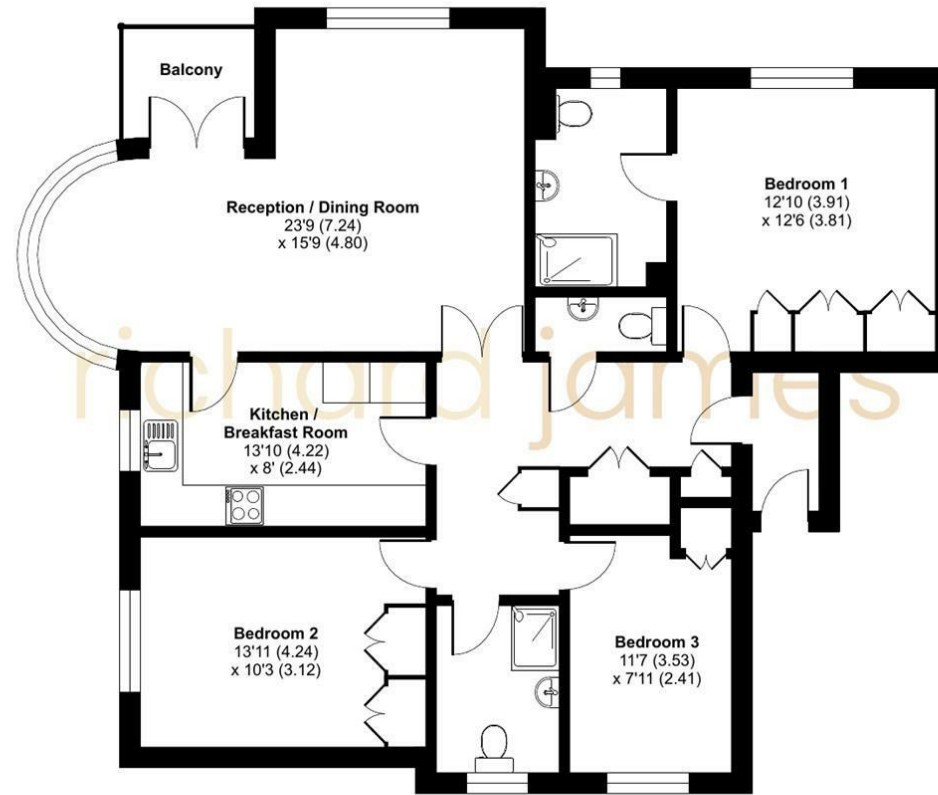






Approximate Area = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1295725

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz