



Hendon Lane, Finchley Central, N3

£525,000

 2 Bedrooms  2 Bathrooms  1 Reception



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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### Key Features

- Two Bedrooms
- Two Bathrooms
- Top Floor Apartment
- Lift Serviced Block
- Underground Parking
- Chain Free

### Other Information

Tenure: Share Of Freehold  
Length of Lease: 990 Years  
Ground Rent: N/A  
Service Charge: £3,566.00 P/A  
Council Tax Band: F



### Nearest Stations

Finchley Central Station 0.4 miles  
Mill Hill East Station 0.8 miles  
West Finchley Station 1.0 miles

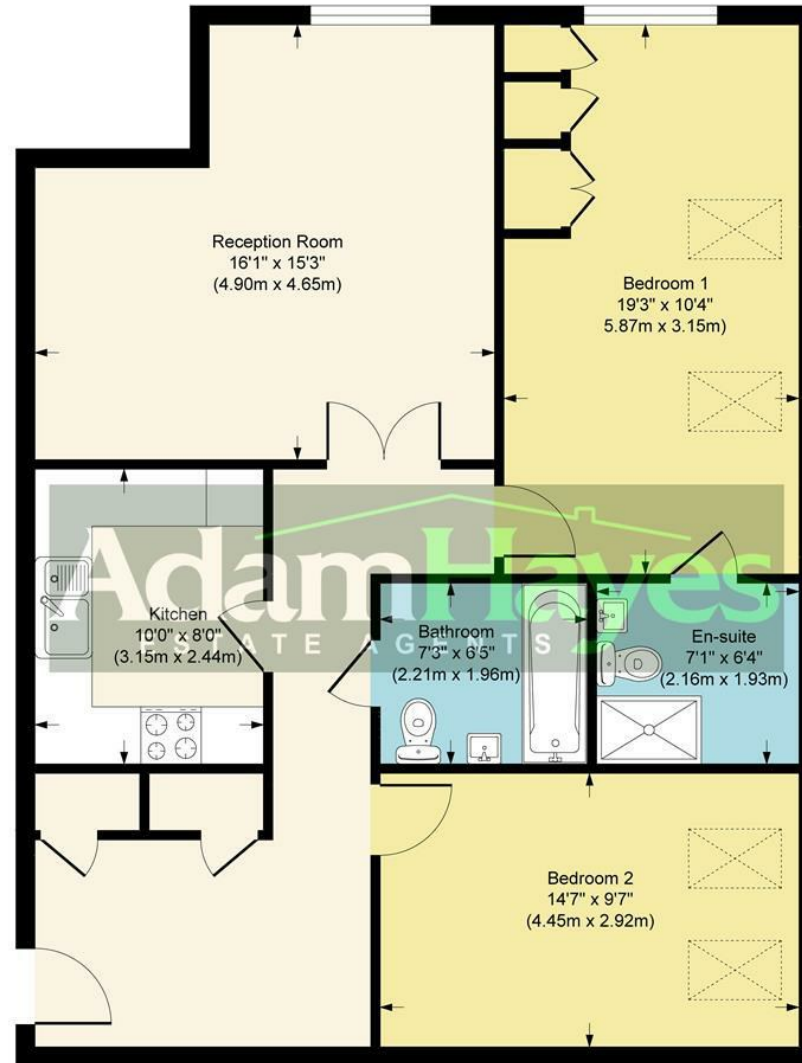
### Property Description

Set back off Hendon Lane in this popular lift serviced block and within minutes' walk of Finchley Central Tube Station, is this well presented two bedroom, two bathroom (one ensuite) rear facing, top floor apartment. The property is offered chain free and benefits from a modern kitchen with granite worktops, ample storage, allocated underground gated parking, use of a landscaped communal garden and a security video entryphone system. To really appreciate the size, condition and location, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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**Approximate Gross Internal Area = 928 sq ft - 86 sq m**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.