



Hendon Lane, Finchley Central, N3

£529,950

 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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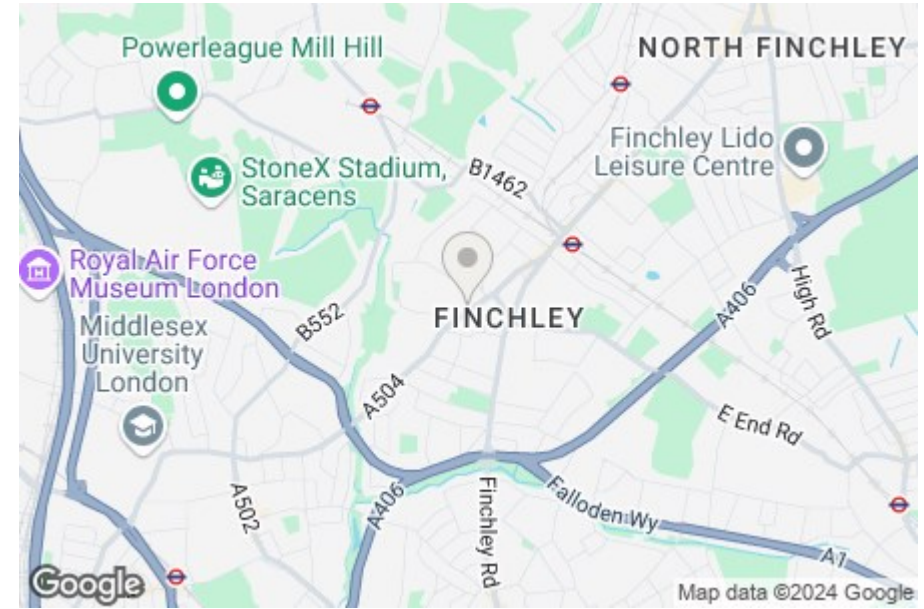
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### Key Features

- Share of Freehold
- Modern Eat In Kitchen
- Two Balconies
- Chain Free
- Communal Garden
- Underground Parking

### Other Information

Tenure: Share of Freehold  
Length of Lease: n/a  
Ground Rent: Nil  
Service Charge: £3,730.00 P/A  
Council Tax Band: E



### 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), first floor apartment. The property is offered chain free and benefits from a modern eat kitchen, two balconies, allocated underground 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		
(69-80) C	80	81
(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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## Second Floor Plan

Total floor area 74.6 sq. m. (803 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.