

24 Homan Court

Friern Watch Avenue, North Finchley, London, N12 9HW



PRICE: £180,000

Lease: 125 years from 1988

Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Homan Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge with conservatory
Communal Laundry
24-hour emergency Appello system
Residents/Visitors parking where specified
Guest Suite

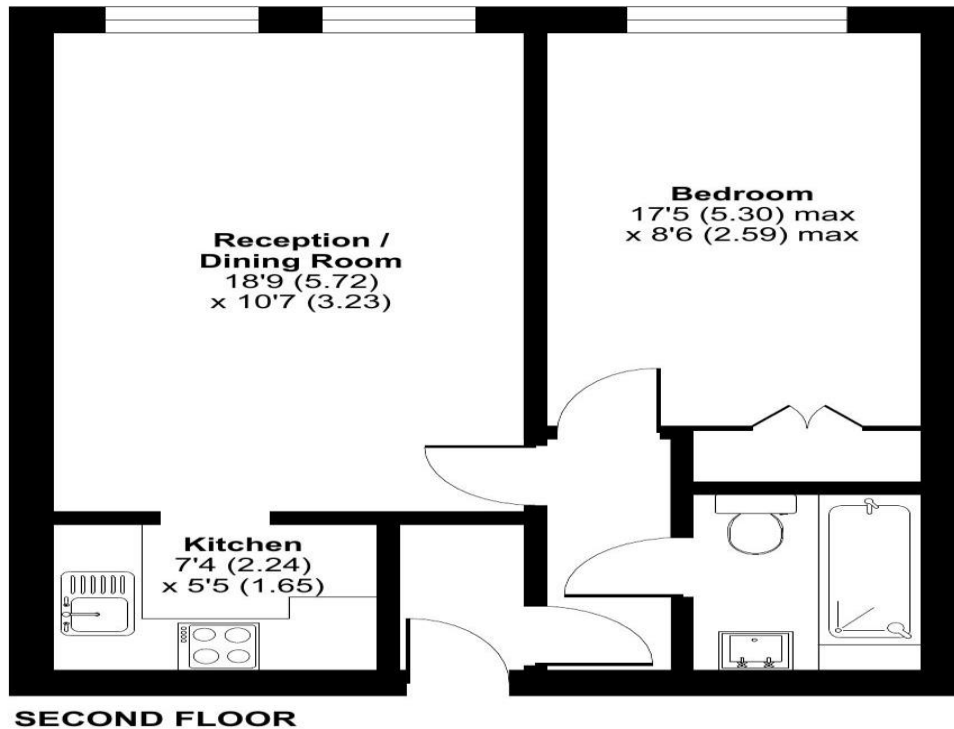
Development Manager
Lift to all floors
Minimum Age 60
Lease: 125 years from 1988



**For more details or to make an appointment to view, please contact
Mandy Bolwell**

Friern Watch Avenue, London, N12

Approximate Area = 488 sq ft / 45.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Retirement Homesearch Limited. REF: 1255046

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£597.72

Ground Rent Period Review:

01/11/2032

Annual Service Charge:

£2947.76

Council Tax Band:

D

Event Fees:

1% Transfer

0.00 Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.