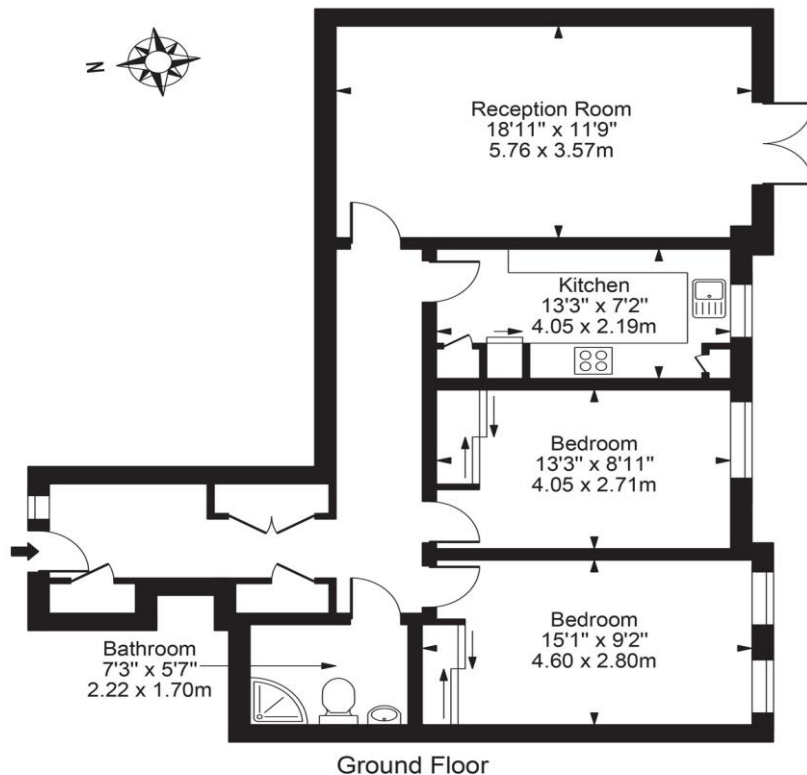




**Hamilton Square, Sandringham Gardens, London, N12 0PL**

## Hamilton Square, Sandringham Gardens, N12 0PL

Approx. Gross Internal Area 835 Sq Ft - 77.55 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Hamilton Square, Sandringham Gardens, London,

- Private Garden
- Retirement Flat
- Located just off North Finchley High Road
- 0.8 Miles from West Finchley Station (Northern Line) offering direct links into Central London
- Set on the Ground Floor

Tenure: Leasehold

EPC Rating: C

offers in excess of **£450,000**



A rarely available two bedroom retirement located just off North Finchley High Road offering spacious accommodation throughout.

A fantastic two bedroom bright and airy apartment located just off North Finchley High Road set only 0.8 Miles from West Finchley Station (Northern Line). North Finchley offers a vast selection of amenities including a large leisure complex catering for both professions and families. Offering spacious accommodation throughout, a well presented communal area and communal gardens. The property also offers a large reception room, two spacious bedrooms.

North Finchley, an area located in the London Borough off Barnet between Church End to the south and Whetstone to the north. Formally known as the "North End" for the area of North Finchley and Whetstone, was first recorded in 1462. North Finchley itself did not develop into a suburban area until after the enclosure of Finchley Common after 1816. Woodside Park Station (Zone 4) was originally known as Torrington Park in April 1872 but renamed a month later. The Station and many bus routes still serve for commuters into and out of London. North Finchley welcomes both families and professionals alike.

**view this property online** [barnardmarcus.co.uk/Property/NFY107619](http://barnardmarcus.co.uk/Property/NFY107619)

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY107619 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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