

est 1979

 Jeremy  
Leaf & Co.



Hamilton Square, Sandringham Gardens North Finchley

£250,000

- Communal Garden
- Off-Street Parking
- 87 Year Lease
- Lift
- Council Tax Band D
- Living Room
- Ample Storage
- Kitchen
- Retirement Flat
- Service Charge £3,536 pa



# Hamilton Square, Sandringham Gardens North Finchley, N12 0PL

We offer this spacious one bedroom RETIREMENT FLAT (over 60s only), set on the second floor of a purpose-built development, benefiting from lift access, communal gardens and off-street parking. The property is conveniently located for North Finchley's shopping and amenities and is served by frequent bus connections from Tally Ho corner to the surrounding area. Council Tax Band D.

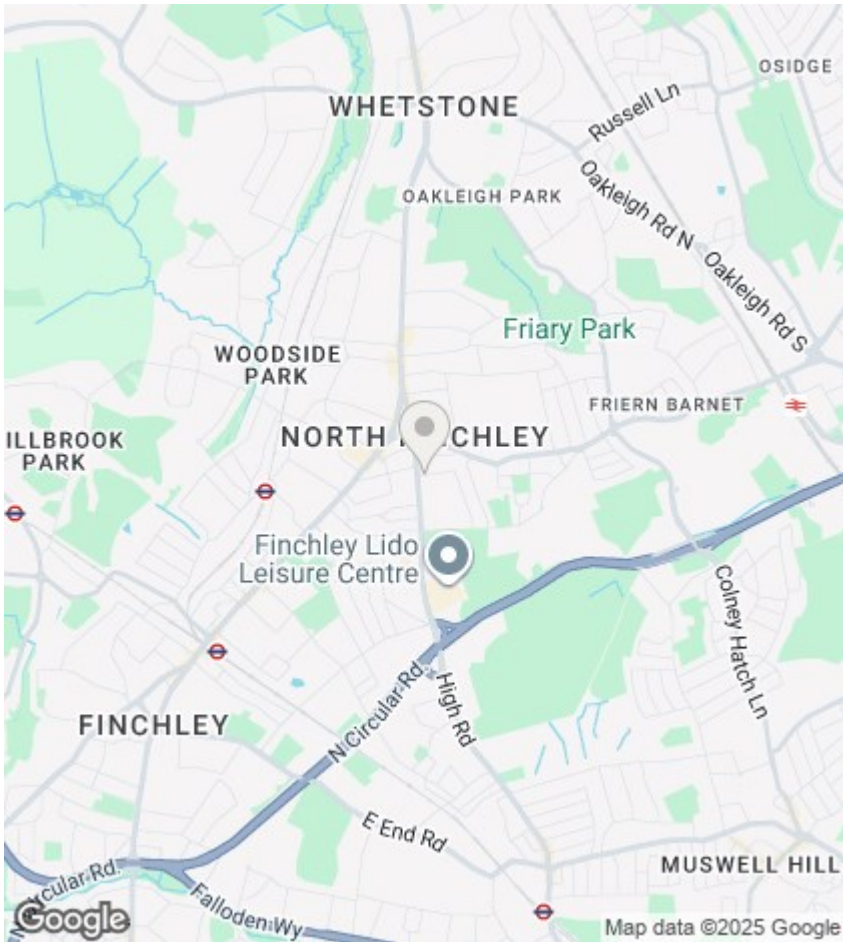


Council Tax Band: C









### Directions

### Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

### EPC Rating:

B

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

