

Finchley Road | London | NW11

Asking price £475,000 | Leasehold

1 1 1 C

ADN RESIDENTIAL

Rarely available, this superb one-bedroom, one-bathroom apartment is situated on the third floor of the highly sought-after Lexington development in NW2.

This well-appointed apartment features a bright open-plan reception room and contemporary kitchen fitted with premium Miele appliances, complemented by underfloor heating throughout. The living area opens directly onto a private balcony, providing an ideal space for relaxation and entertaining.

The property further comprises a generous double bedroom, a spacious bathroom complete with an integrated television, ample internal storage, and a separate utility cupboard located in the hallway.

Additional benefits include an allocated parking space and a private storage room in the basement.

Residents of The Lexington enjoy access to a range of excellent amenities, including a 12-hour concierge service, secure underground parking, beautifully maintained communal gardens, and a private residents' gym.

Ideally positioned on the corner of Finchley Road and Llanvanor Road, The Lexington is just a short walk from the shops, cafés, and transport links of Golders Green, while the open green spaces of Hampstead Heath are also within easy walking distance.

Tenure: Leasehold - 988 Years Remaining
Service Charge: £3,380 Per Annum
Ground Rent: £250 Per Annum

- One Bedroom
- Bathroom
- Concierge
- Storage Room
- Open Plan Kitchen / Reception Room
- Residents Gym
- Allocated Parking

Council Tax Band: D
EPC: C











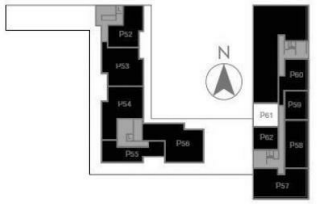






1 BEDROOM APARTMENT I





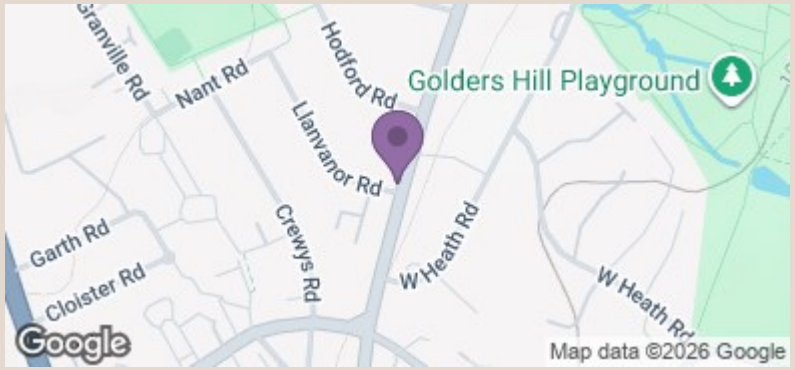
Key:
C: Cupboard
W: Wardrobe
S: Shelves
F/F: Fridge Freezer

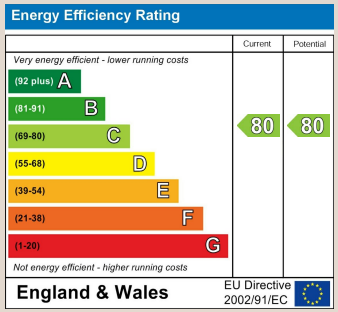
THIRD FLOOR

TOTAL AREA: 46.9m² | 504.8' sq ft

DIMENSIONS

Kitchen / Living / Dining	7.06m x 3.39m	23'2" x 11'1"
Bedroom 1	3.43m x 2.89m	11'3" x 9'6"





info@adnresidential.co.uk | 020 7407 5155