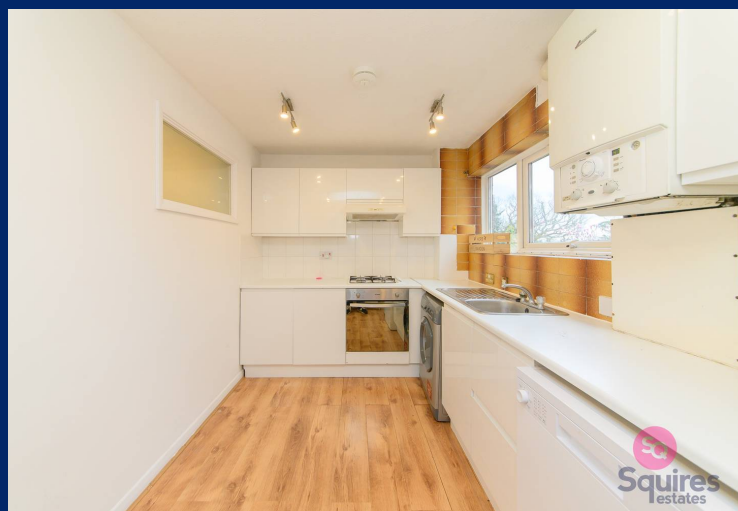




Laburnum Lodge, Hendon Lane – N3

£450,000 Leasehold

CHAIN FREE A two bedroom flat situated on the second (top) floor of this purpose built block located on Hendon Lane. The property features an 21ft dual aspect reception room with private balcony and benefits include a 12ft master bedroom with en suite bathroom, a 12ft separate kitchen, further bathroom, rear gated parking, garage and a lift. The apartment is situated within approximately 0.4 miles from Finchley Central Tube station.

Lease: Approx. 142 years remaining

Ground Rent: Peppercorn

Service Charge: Approx. £2400 per annum

Council tax band E

Council Tax band: E

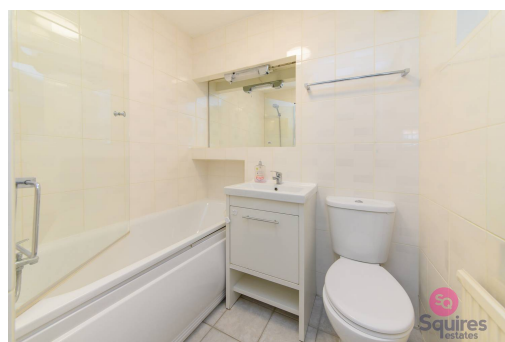
Tenure: Leasehold

EPC Energy Efficiency Rating: D

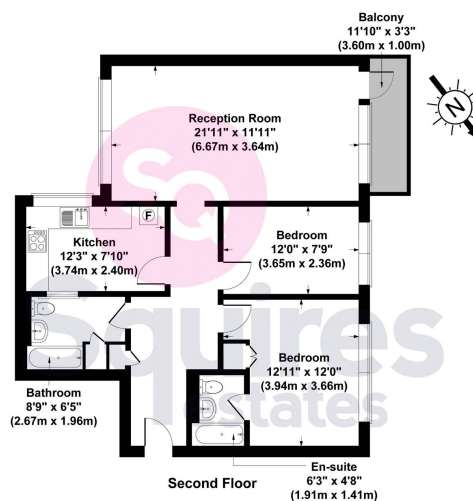
EPC Environmental Impact Rating: D



- Chain Free
- Lift
- 0.4 Miles to Tube Station
- Two Double Bedrooms
- Two Bathrooms
- Garage
- Separate Kitchen
- Private Balcony



Laburnum Lodge, 45 Hendon Lane N3
Gross Internal Area 829 sq ft / 77 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.