



**HENDON LANE, FINCHLEY, LONDON, N3  
OFFERS IN THE REGION OF £900,000 SHARE OF FREEHOLD**

**A SPACIOUS WELL-PRESENTED THREE BEDROOM  
PURPOSE BUILT APARTMENT IDEALLY LOCATED  
FOR AMENITIES & TRANSPORT LINKS**

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**DESCRIPTION:**

Conveniently located on Hendon Lane within easy access of Finchley Central Underground Station, local bus routes, shops and Stephens House Gardens, is this well-presented first floor purpose built apartment offering in excess of 1100 sq.ft of living space. The property comprises of a spacious reception room with direct access to private balcony, an eat-in kitchen, three double bedrooms (with an en suite to the primary bedroom), bathroom and ample storage throughout. Further benefits include a lift in the block, garage, residents' parking and a share of the freehold. Offered on a chain free basis an internal viewing is highly recommended!

**TENURE:**

Share of Freehold  
 Service Charge: £5000.00 per annum  
 Ground Rent: Peppercorn

**COUNCIL TAX:**

Band G

**AT A GLANCE**

- Purpose built block
- First floor with lift in block
- 25ft Reception room
- Three bedrooms
- Two bathrooms
- Eat-in Kitchen
- Private Balcony
- Parking & Garage
- Share of freehold



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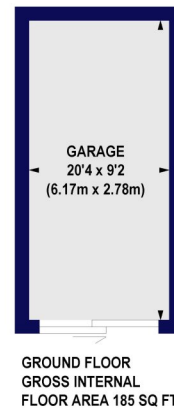
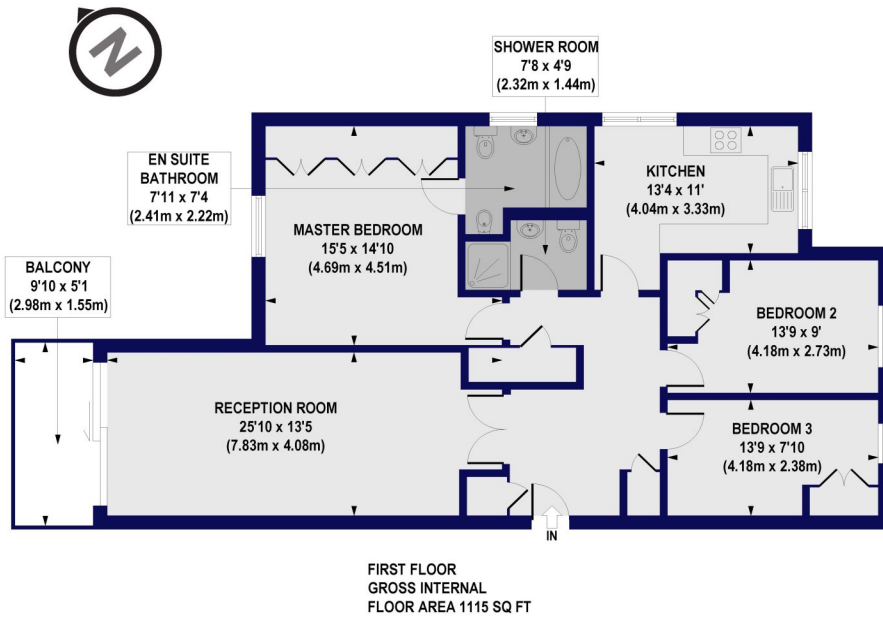
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# Hendon Lane, N3

Approx. Gross Internal Floor Area 1230 sq. ft / 120.76 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1115 sq. ft / 103.61 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	79	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			