

Hendon Lane, London, N3

3 1 2

£475,000 *Leasehold*

We are pleased to offer this spacious and elegant apartment, set in a very desirable development on Hendon Lane. Greenacres is a very well maintained block and comes with an on-site caretaker, lift in block, spacious communal gardens, residents' parking and garage-en-block.

KEY FEATURES

- Purpose Built Block
- Third floor with a lift in the block
- Three bedrooms
- En suite to primary bedroom
- Large Reception Room
- Further Bathroom
- Residents Parking & Garage
- Chain free & Long Lease



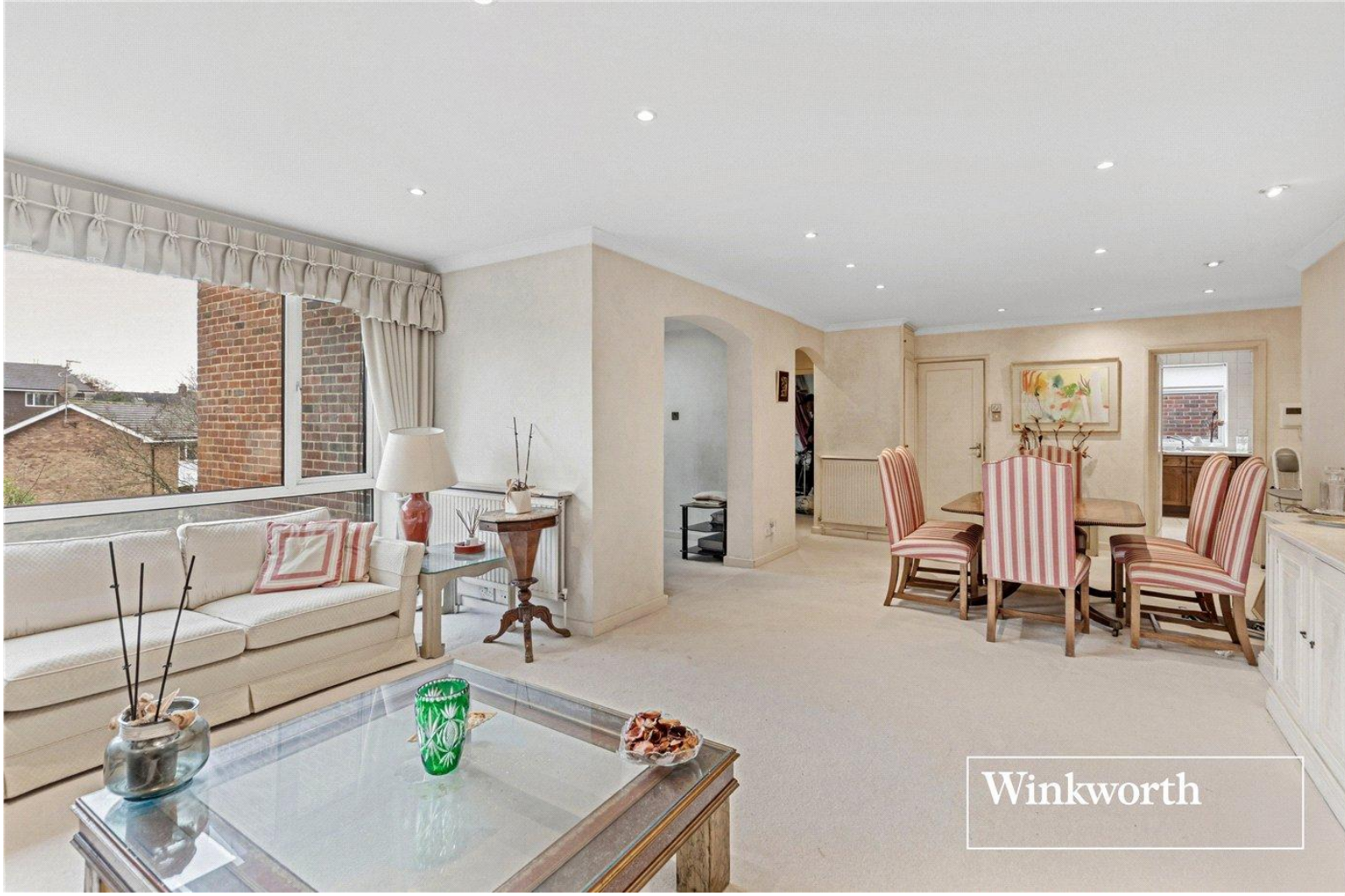


Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...



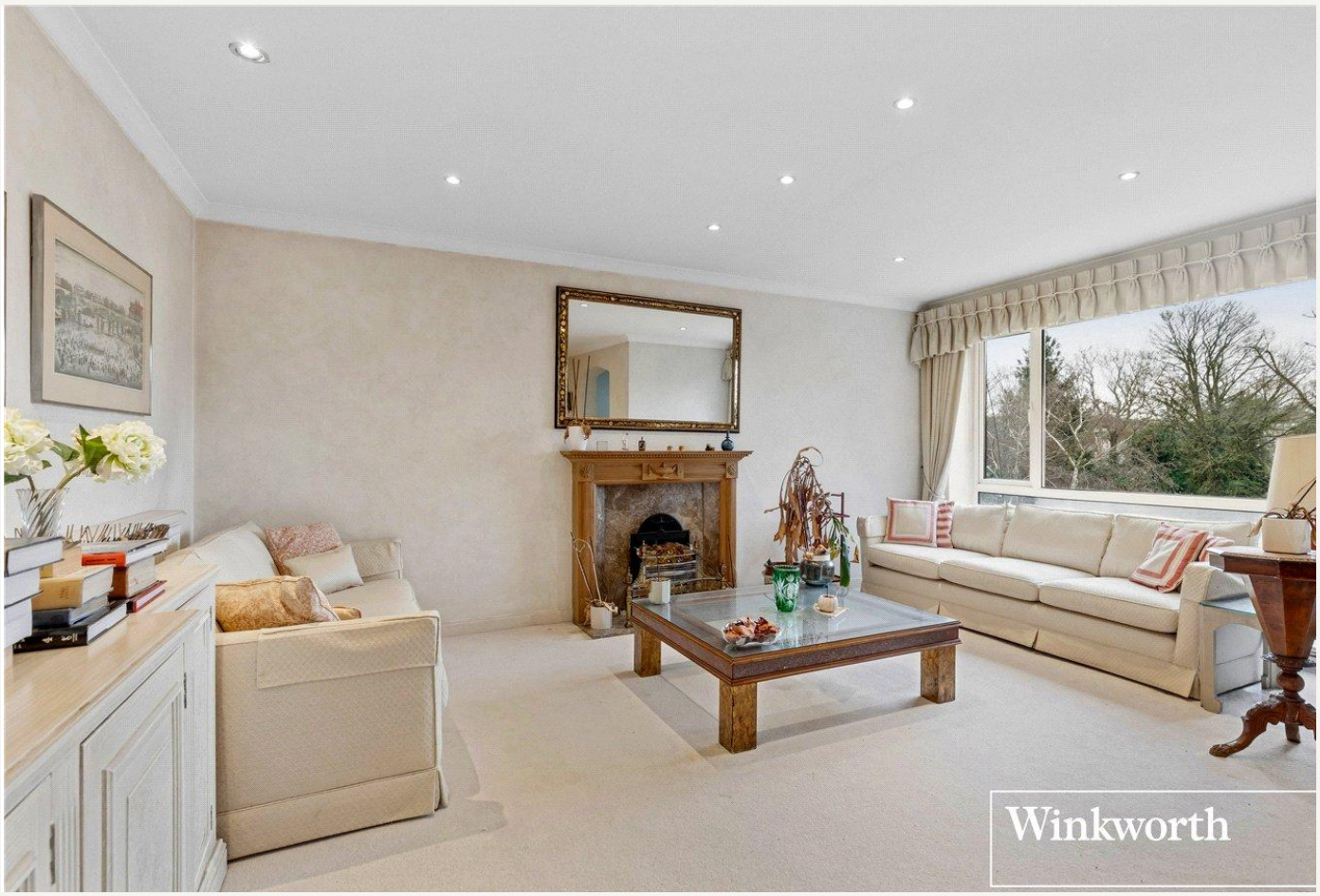
The property is bright and spacious throughout, and comprises a large reception room incorporating living and dining areas, three bedrooms (one bedroom currently occupied as a walk in dressing room), kitchen, en suite bathroom to the primary bedroom and an additional bathroom.

This truly is a wonderful rear garden facing property, and an internal viewing is highly recommended. Offered on a chain free basis with a long lease.













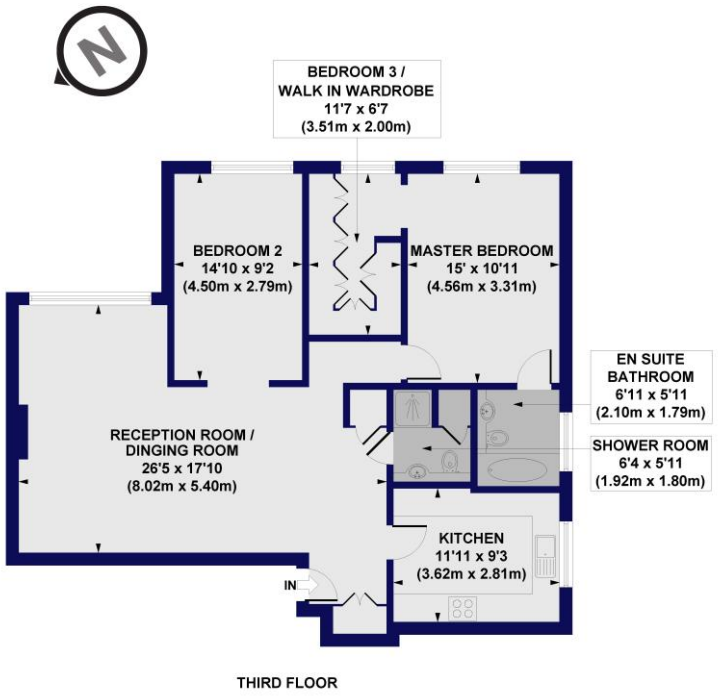


MATERIAL INFO

Tenure: Leasehold
Term: 133 years
Service Charge: £5,200 p.a.
Roofs replacement - share of cost £5,600 p.a. projected for 3 years, 2026, 2027 and 2028. £2,800 already paid
Ground Rent: £ peppercorn
Council Tax Band G
EPC rating E

Greenacres Hendon Lane, N3

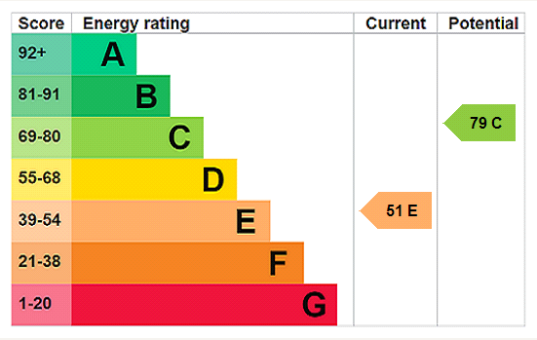
Approx. Gross Internal Floor Area 1034 sq. ft / 96.04 sq. m



THIRD FLOOR

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.

Winkworth



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/FIN250071

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.