



## Finchley Lane, NW4

£650,000 *Leasehold*



Situated on the first floor of the well-maintained Chatteris Court on Finchley Lane, Hendon, this spacious two-bedroom apartment offers approximately 944sq ft of thoughtfully arranged accommodation. The property features an entrance hallway, a bright living room with a Juliet balcony overlooking the attractive communal gardens, and a separate modern fitted kitchen with integrated appliances. There are two bedrooms, including an exceptionally spacious principal bedroom with an en-suite bathroom, together with a further bathroom. Further benefits include lift access, an allocated underground parking bay with secure fob entry, and beautifully maintained communal grounds. Presented in excellent condition throughout, this appealing apartment offers comfortable and convenient living in a popular Hendon location.

### KEY FEATURES

- SPACIOUS TWO-BEDROOM FIRST FLOOR APARTMENT
- EXCEPTIONALLY LARGE PRINCIPAL BEDROOM, WITH AN EN-SUITE BATHROOM
- BRIGHT LIVING ROOM WITH JULIETTE BALCONY OVERLOOKING COMMUNAL GARDENS
- SEPARATE MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCE
- CONTEMPORARY FAMILY BATHROOM
- WELL-MAINTAINED THROUGHOUT
- LIFT ACCESS TO ALL FLOORS
- ALLOCATED UNDERGROUND PARKING WITH SECURE FOB ENTRY



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The property is conveniently positioned for the local shops, cafés, supermarkets and everyday amenities of Hendon, with Finchley Central and Brent Street offering a wider selection of shops and restaurants. Hendon Central Underground Stations provides Northern line connections into Central London, while Brent Cross Underground Station and Hendon railway station and Superloop link offer further transport options. Families will appreciate the proximity of several well-regarded schools, including Chalgrove Primary School, Hendon School and Hendon Preparatory School, with prospective purchasers encouraged to check the latest Ofsted reports and admission criteria. For outdoor recreation, Windsor open space, Hendon Park and Sunny Hill Park provide attractive green spaces for walking, exercise and leisure, while the nearby Brent Cross Shopping Centre offers an extensive range of retail, dining and leisure facilities.





#### MATERIAL INFO

**Tenure:** Leasehold

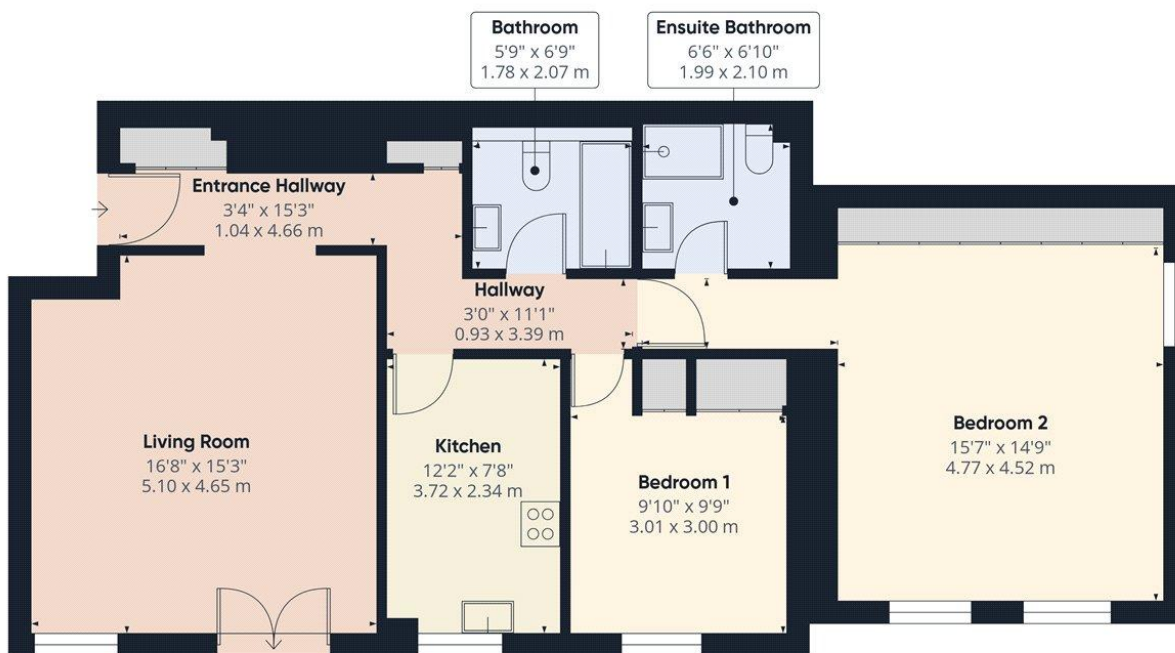
**Term:** 101 year and 2 months

**Service Charge:** £2948.86 per annum

**Ground Rent:** £350 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** C



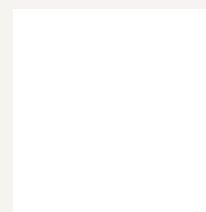
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.

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