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Hamilton Square, Finchley, London, N12

£325,000 *Leasehold*

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Offered for sale is this two bedroom second floor retirement flat situated within the popular Hamilton Square development in North Finchley.

The property benefits from having a bright and spacious reception room with high ceilings and arched window with double doors leading to a Juliette style balcony.

KEY FEATURES

- Gas Central Heating
- Double Glazing
- Chain Free
- Warden
- Communal Gardens



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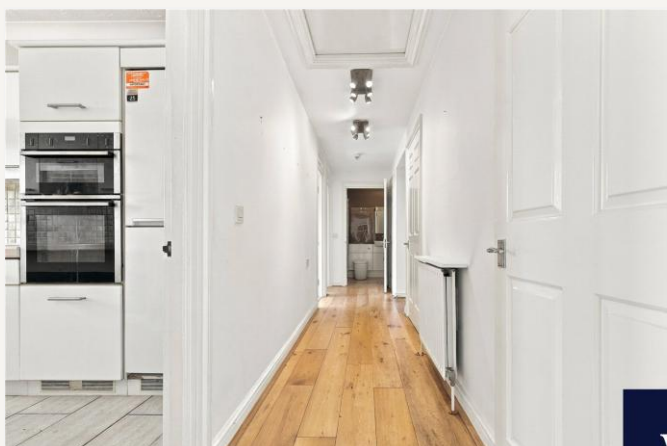
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Further benefits include the use of the well maintained communal gardens, residents parking, warden onsite and is offered on a chain free basis.





MATERIAL INFO

Tenure: Leasehold

Term: 86 year and 2 months from September 2026

Service Charge: £3536 per annum

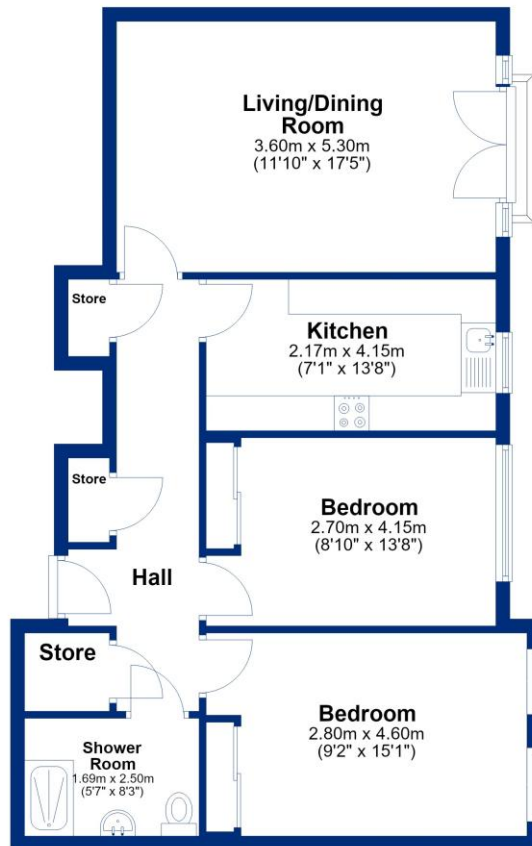
Ground Rent: £100 Annually (subject to increase)

EPC rating: C



Second Floor

Approx. 70.2 sq. metres (755.3 sq. feet)
(excluding unnamed room)

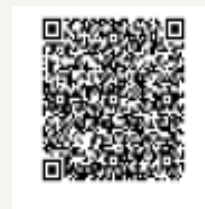


Total area: approx. 70.2 sq. metres (755.3 sq. feet)
Hamilton Square

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/FIN260386>

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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