

HENDON LANE, LONDON, N3
£399,950 LEASEHOLD

**A WELL PRESENTED, ONE BEDROOM, FLAT
 SET IN A PRIME LOCATION.**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

Set in a prime location on Hendon lane, within a short walk to Regents Park Road amenities and Finchley Central underground, we are pleased to present this, modernised and beautifully presented, one bedroom flat, set over two floors, offering over 700 sq.ft of living space.

The property comprises open plan living/modern fitted kitchen, fitted shower room and a double bedroom with fitted wardrobes. Further benefits include a private section of garden, and a long lease.

Offered on a chain free basis.

AT A GLANCE

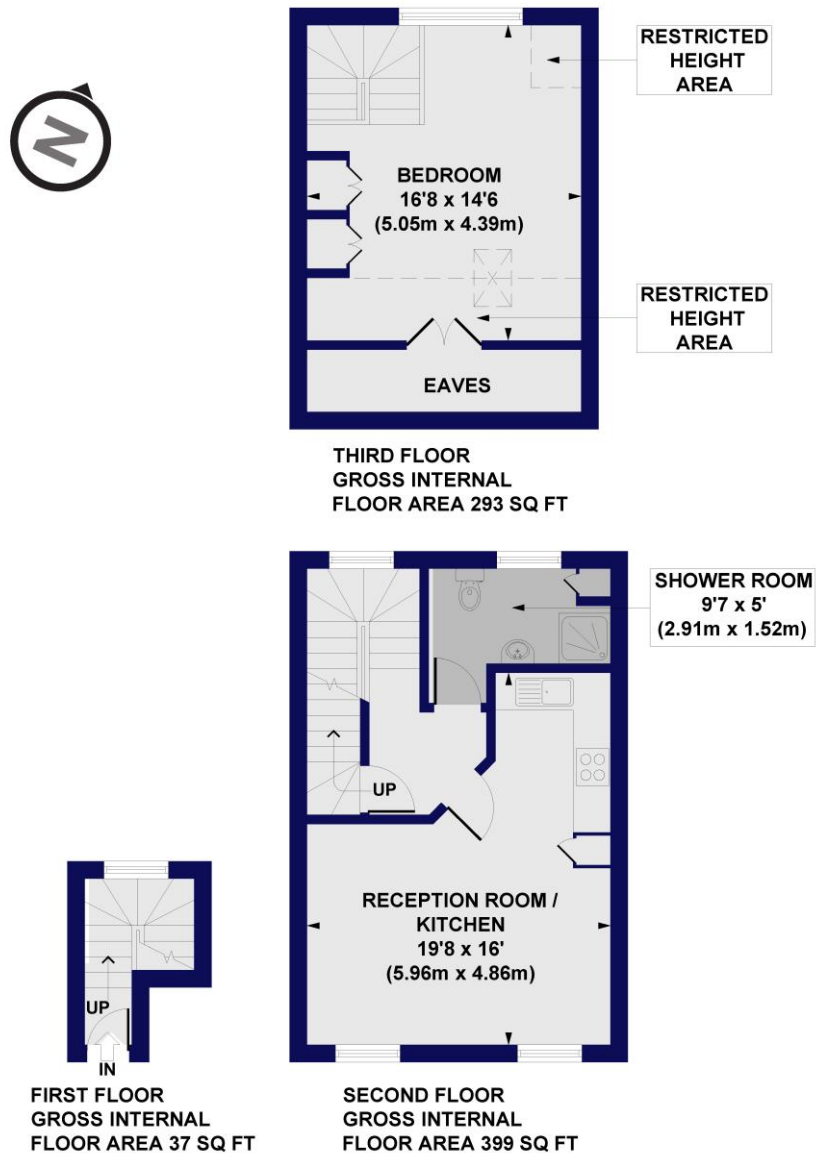
- Duplex flat
- Good order throughout
- Open plan living
- Double bedroom
- Modern fitted shower room
- Private section of garden
- Long Lease
- Chain free





Hendon Lane, N3

Approx. Gross Internal Floor Area 729 sq. ft / 67.73 sq. m (Including Restricted Height Area & Eaves)



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 173 years left

Service Charge: £1,017 per year.

Council Tax Band: C

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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