

HENDON LANE, LONDON, N3  
**£375,000 LEASEHOLD**

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

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## 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



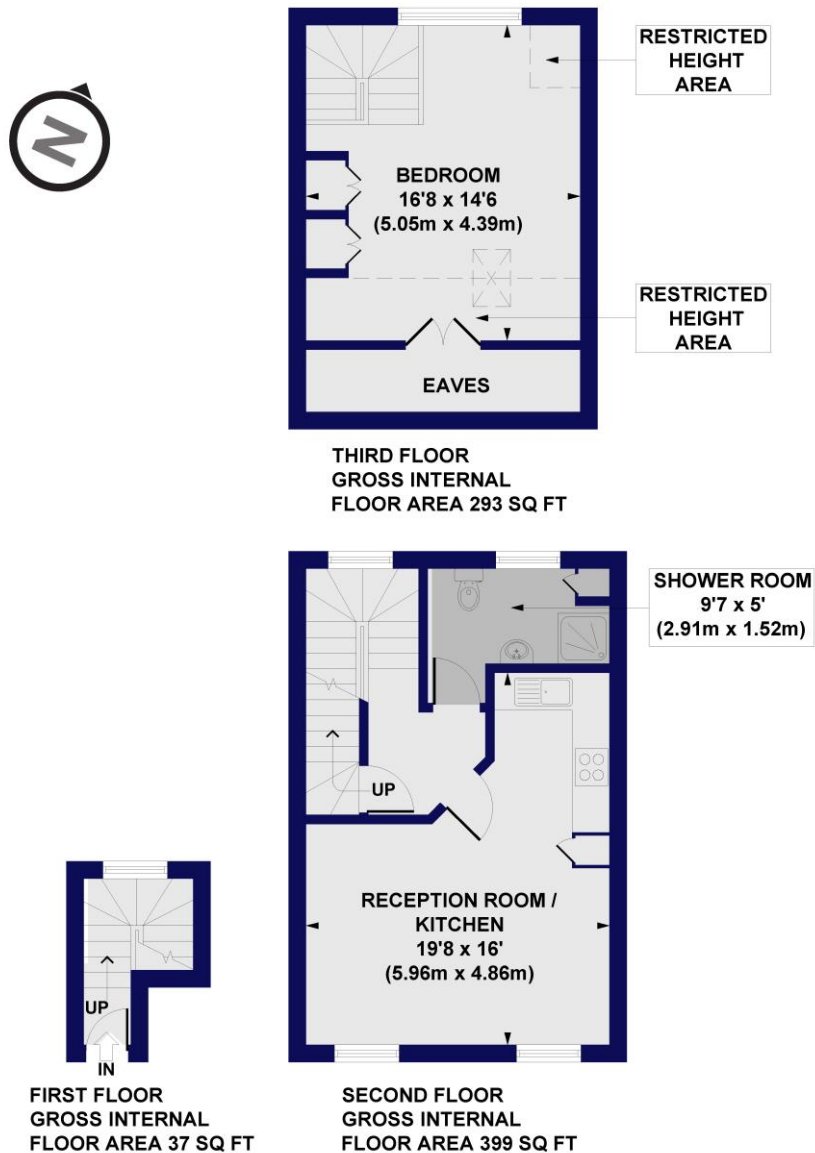






## Hendon Lane, N3

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.

**Winkworth**

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.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

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.