

HENDON LANE, LONDON, N3  
**£525,000 LEASEHOLD**

## A SPACIOUS GROUND FLOOR PURPOSE BUILT FLAT

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## DESCRIPTION:

Set on Hendon Lane, in a much sought-after development, we are pleased to offer this ground floor apartment, which has been well kept throughout and comprises of spacious living/dining room, fitted kitchen, two bedrooms and two shower rooms. The property has further benefits such as a lovely patio area overlooking wonderful communal gardens, residents parking, long lease and garage.

An internal viewing is highly recommended.

Offered on a chain free basis.

**\*PLEASE NOTE - THE DEVELOPMENT WILL BE UNDERTAKING PLANNED WORKS IN THE NEAR FUTURE - FURTHER INFORMATION AVAILABLE UPON REQUEST.**

## AT A GLANCE

- Purpose Built Block
- Ground floor flat
- Two bedrooms
- Two Shower rooms
- Large Reception Room
- Residents Parking & Garage
- Patio & Gardens
- Chain free & Long Lease

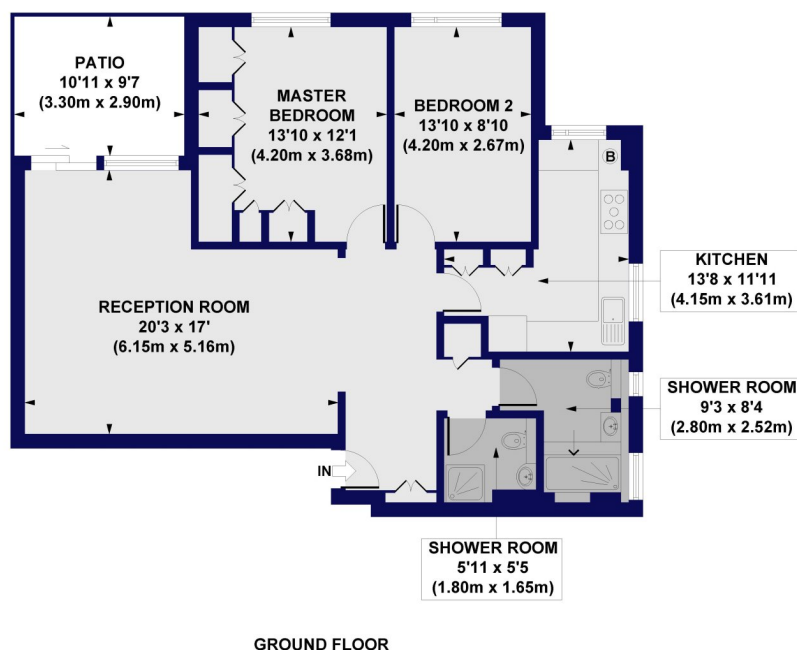








**Greenacres, Hendon Lane, N3**  
**Approx. Gross Internal Floor Area 942 sq. ft / 87.51 sq. m**



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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 132 year and 9 months

**Service Charge:** £4706.76 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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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