

HENDON LANE, FINCHLEY, LONDON, N3
£435,000 LEASEHOLD

A MODERN TWO BEDROOM TWO BATHROOM LOWER GROUND FLAT

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



DESCRIPTION:

This modern two bedroom lower ground home is ideally located for shopping amenities, Finchley Central underground station and recreational parkland, such as Stephens House & Gardens. It has been beautifully redesigned throughout and comprises of open plan kitchen/reception, two bathrooms, private patio area and allocated parking space.

AT A GLANCE

- Interior designed
- Gated entrance
- Modern decor throughout
- Close to Stephens House & Gardens

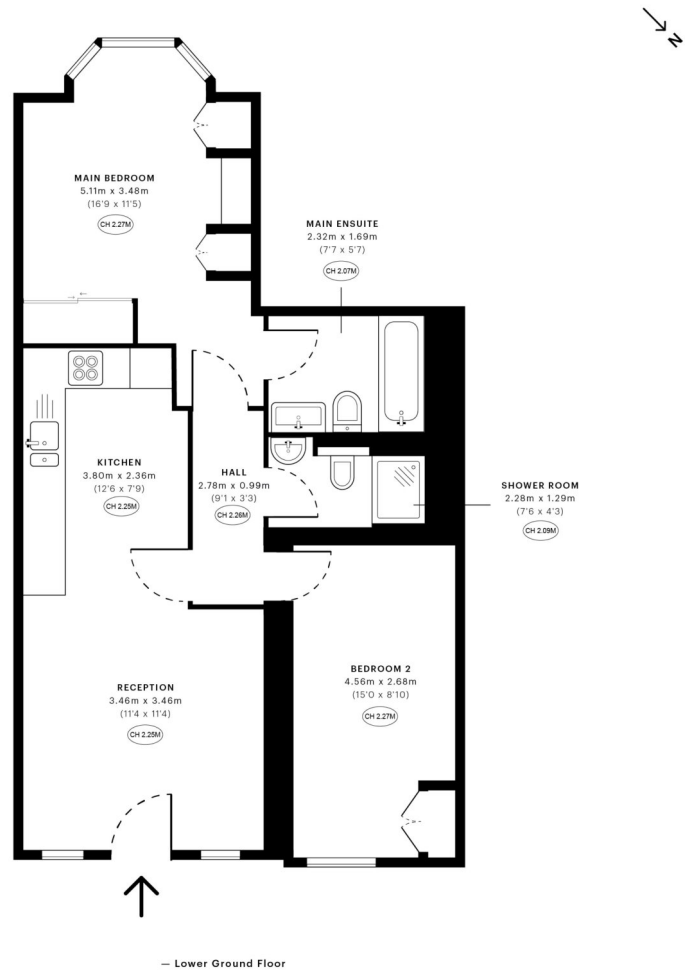
TENURE:

Leasehold: 107 years
Service Charge: £2500 p/a
Ground Rent: £200 p/a

COUNCIL TAX: Band E







GROSS INTERNAL AREA (GIA)
The footprint of the property
59.07 sqm / 635.82 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, corridors and head height
54.91 sqm / 591.05 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.06 sqm / 634.33 sqft
IPMS 3C RESIDENTIAL 56.39 sqm / 604.82 sqft

SPEC ID 563f2fd6739962c0de7d2074a

