



Hendon Lane, London, N3

£550,000 *Leasehold*



We are pleased to offer this spacious and elegant apartment, set in a very desirable development on Hendon Lane. Greenacres is a very well maintained block and comes with an on-site caretaker, lift in block, spacious communal gardens, residents' parking and garage-en-block.

KEY FEATURES

- Purpose Built Block
- Third floor with a lift in the block
- Three bedrooms
- En suite to primary bedroom
- Large Reception Room
- Further Bathroom
- Residents Parking & Garage
- Chain free & Long Lease



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020 8349 3388 | finchley@winkworth.co.uk

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The property is bright and spacious throughout, and comprises a large reception room incorporating living and dining areas, three bedrooms (one bedroom currently occupied as a walk in dressing room), kitchen, en suite bathroom to the primary bedroom and an additional bathroom.

This truly is a wonderful rear garden facing property, and an internal viewing is highly recommended. Offered on a chain free basis with a long lease.





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MATERIAL INFO

Tenure: Leasehold

Term: 133 years

Service Charge: £5,200 p.a.

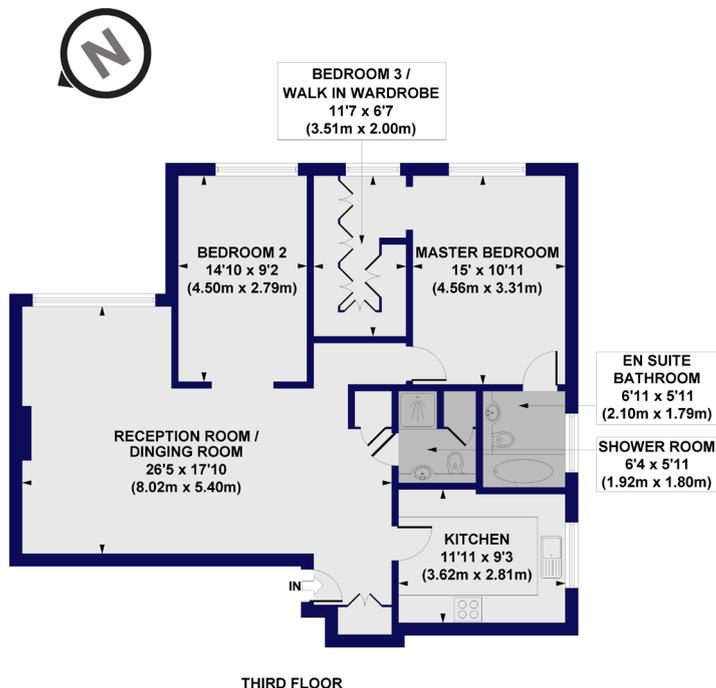
Roofs replacement - share of cost £5,600 p.a. projected for 3 years, 2026, 2027 and 2028. £2,800 already paid

Ground Rent: £ peppercorn

Council Tax Band G

EPC rating E

Greenacres Hendon Lane, N3
 Approx. Gross Internal Floor Area 1034 sq. ft / 96.04 sq. m

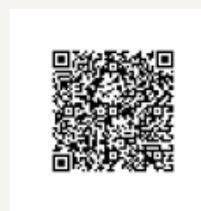


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/FIN250071>

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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