



**HENDON LANE, FINCHLEY, LONDON, N3  
£535,000 LEASEHOLD**

**A TWO BEDROOM TWO BATHROOM GROUND  
FLOOR APARTMENT SET IN A PRIME LOCATION  
IDEAL LOCAL AMENITIES & TRANSPORT LINKS**

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### DESCRIPTION:

Laburnum Lodge is a small block of purpose built flats set in well-kept grounds with residents' parking, garage and large communal gardens. The property has been modernised to a very high standard throughout. This ground floor apartment comprises of spacious reception room overlooking the communal gardens, modern fitted kitchen, master bedroom with en suite, further bedroom and modern fitted family bathroom. An internal viewing is highly recommended! Offered on a chain free basis.

### TENURE:

Leasehold: 142 years 4 months  
 Service Charge: £2200.00 per annum (Including water rates/building insurance/ground rent/sinking fund)

### COUNCIL TAX:

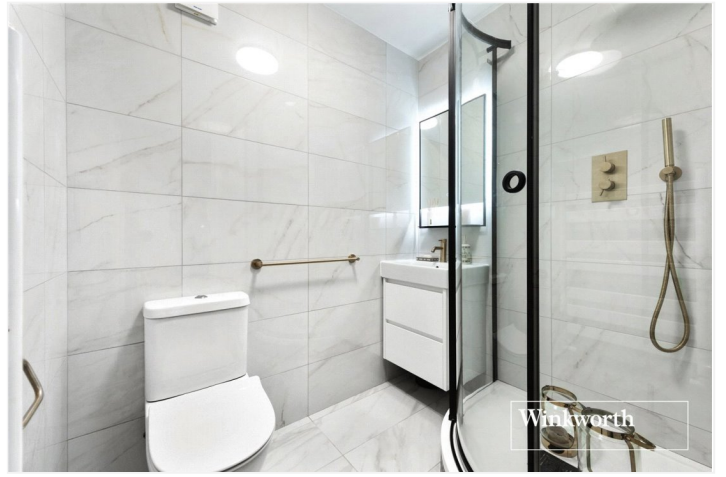
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### AT A GLANCE

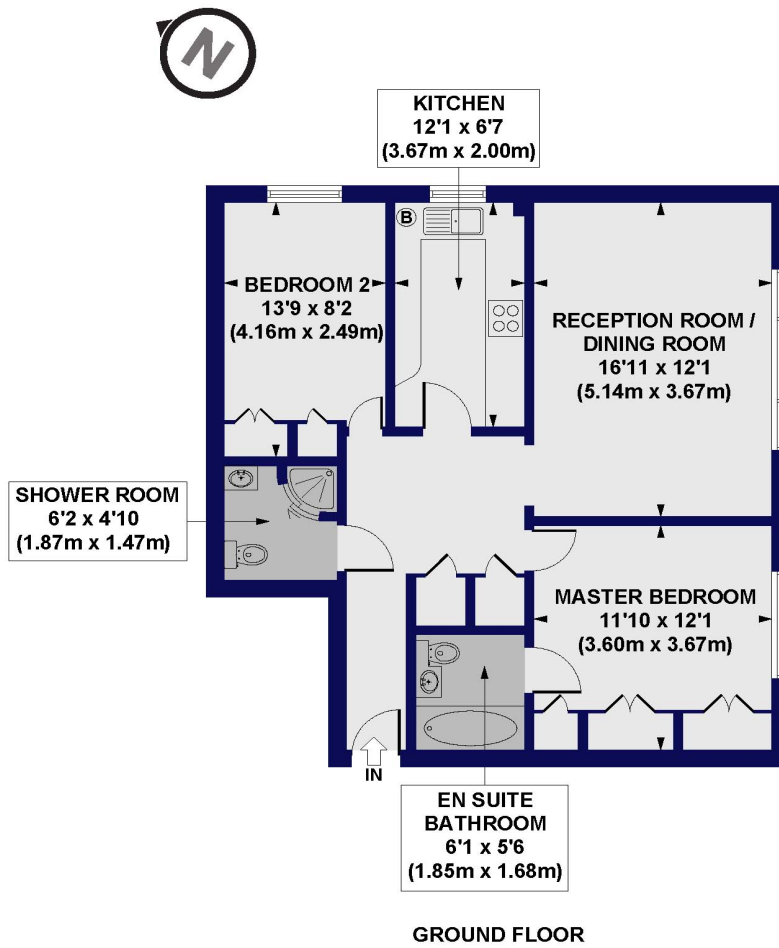
- Ground floor apartment
- Modernised throughout
- Ideally located on Hendon Lane
- Two Bedrooms/Two bathrooms
- Modern fitted Kitchen & Bathrooms
- Communal Gardens
- Electric security gates
- Residents Parking & Garage
- Chain free







**Laburnum Lodge, Hendon Lane, N3**  
 Approx. Gross Internal Floor Area 759 sq. ft / 70.55 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.

