



GREENACRES, FINCHLEY, LONDON, N3
£635,000 LEASEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT

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

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DESCRIPTION:

Set on Hendon Lane, in a much sought-after development, we are pleased to offer this, beautifully presented, first floor apartment, which has been modernised throughout and comprises of spacious living/dining room, fitted kitchen/breakfast room, modern shower room, master bedroom with en suite, two further bedrooms, ample storage, lift-in-block, garage in block, and residents' parking. The property is ideally located for local amenities and transport links, such as Finchley Central (Northern Line) underground station. Offered on a chain free basis.

AT A GLANCE

- Much sought-after development
- First floor apartment
- Three double bedrooms
- Large living/dining room
- Garage-en-block
- Lift-in-block
- Residents' parking





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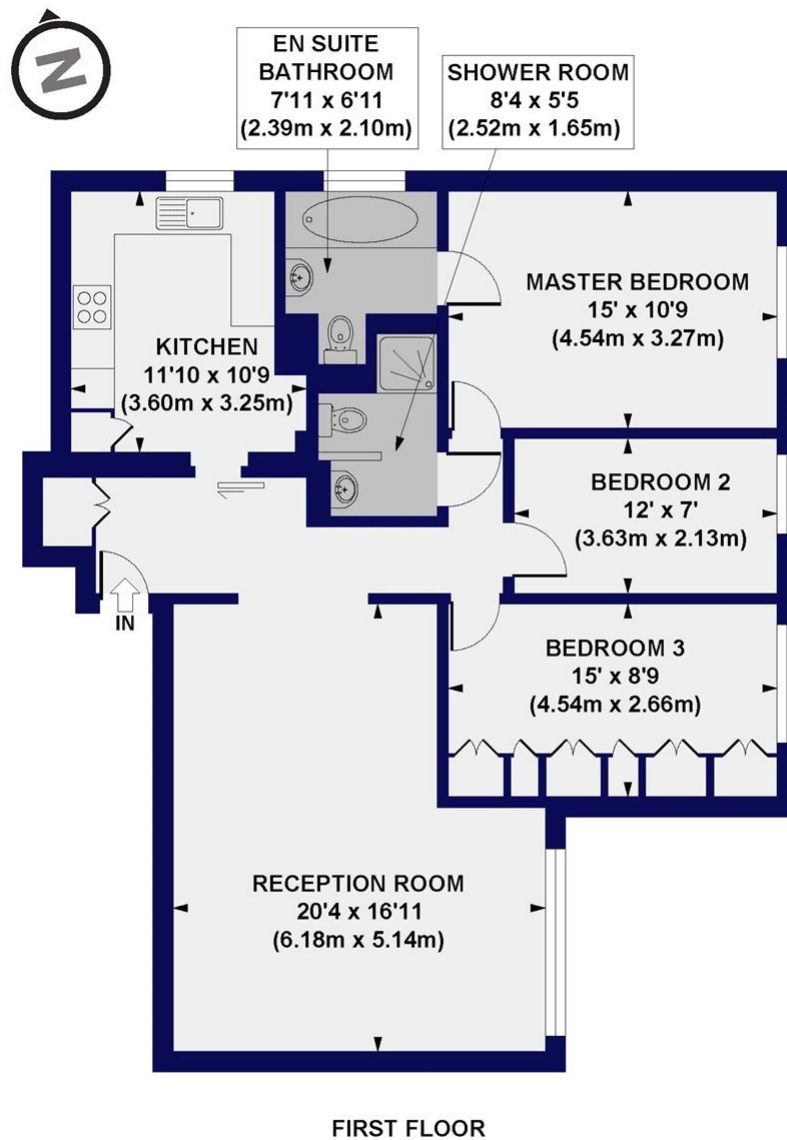


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Hendon Lane, N3
Approx. Gross Internal Floor Area 1031 sq. ft / 95.80 sq. m



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.

Tenure: Leasehold

Term: 132 year and 10 months

Service Charge: £6228 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: G

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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