



FINCHLEY LANE, HENDON, LONDON, NW4

**£475,000 LEASEHOLD 119 YEARS APPROX REMAINING**

## STUNNING TWO BEDROOM FLAT

- SERVICE CHARGE APPROX £1,100 PER ANNUM (INCLUSIVE OF BUILDINGS INSURANCE & MAINTENANCE)
- GROUND RENT APPROX £300 PER ANNUM

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This luxurious two-bedroom flat has been beautifully designed and finished to an exceptional standard. Situated on the first floor, on the sought-after Finchley Lane, the flat is ideally positioned within easy reach of Brent Street's bustling shopping amenities and excellent transport links, making it an ideal choice for professionals and families alike.

Key features include: - Two generously sized bedrooms with ample natural light. - A modern, high-spec kitchen and living space, perfect for entertaining. - Off-street parking for added convenience. This property is a rare find and promises luxury living in a prime location. Early viewing is highly recommended to avoid disappointment.

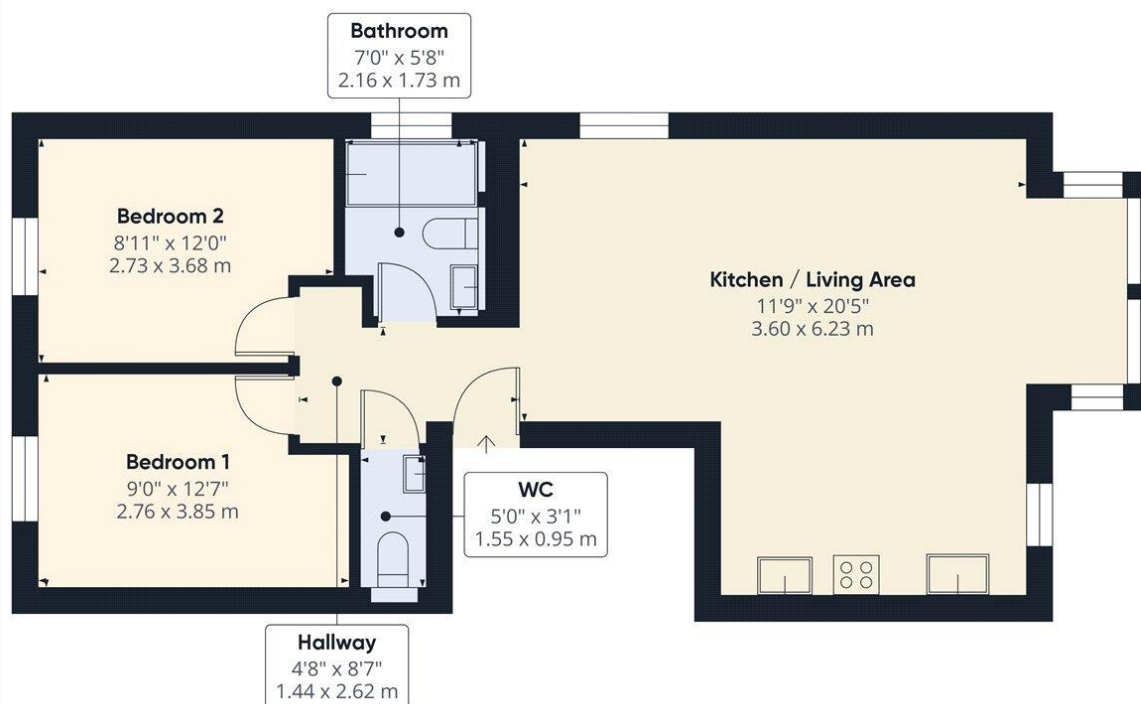


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**Approximate total area<sup>(1)</sup>**  
664.67 ft<sup>2</sup>  
61.75 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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:** 118 Years 5 Months

**Service Charge:** £1100 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** D - Barnet

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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