

est 1979

Jeremy  
Leaf & Co.



Hendon Lane, London

£1,295,000

- Two/Three Bedrooms
- Modern kitchen/diner
- Swimming Pool
- Lift access
- Within 1 mile of Finchley Central Station
- Two en-suite Bathrooms
- Two balconies with views
- Secure Underground Parking
- Part-time Concierge service
- 950 years plus on Lease

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020 8446 4295

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# 101 Hendon Lane, London N3 3SH

Situated in the desirable area of leafy Hendon Lane, this beautifully appointed, spacious apartment is spread over 1,400 sq. ft and offers a perfect blend of comfort and modern living. The current layout features two bedrooms with their own en-suite bathrooms, a dining room (which could be reinstated to a third bedroom) leading to a spacious lounge, a separate kitchen/diner and a utility area. One of the standout features of this property is the two balconies, both of which overlook lush communal gardens and a delightful swimming pool. There is secure underground parking and part-time concierge, lift access and a storage cupboard. Long lease with over 950 years remaining, service charge of £6850 p.a., no ground rent. Offered chain-free, this property really is a must-see.



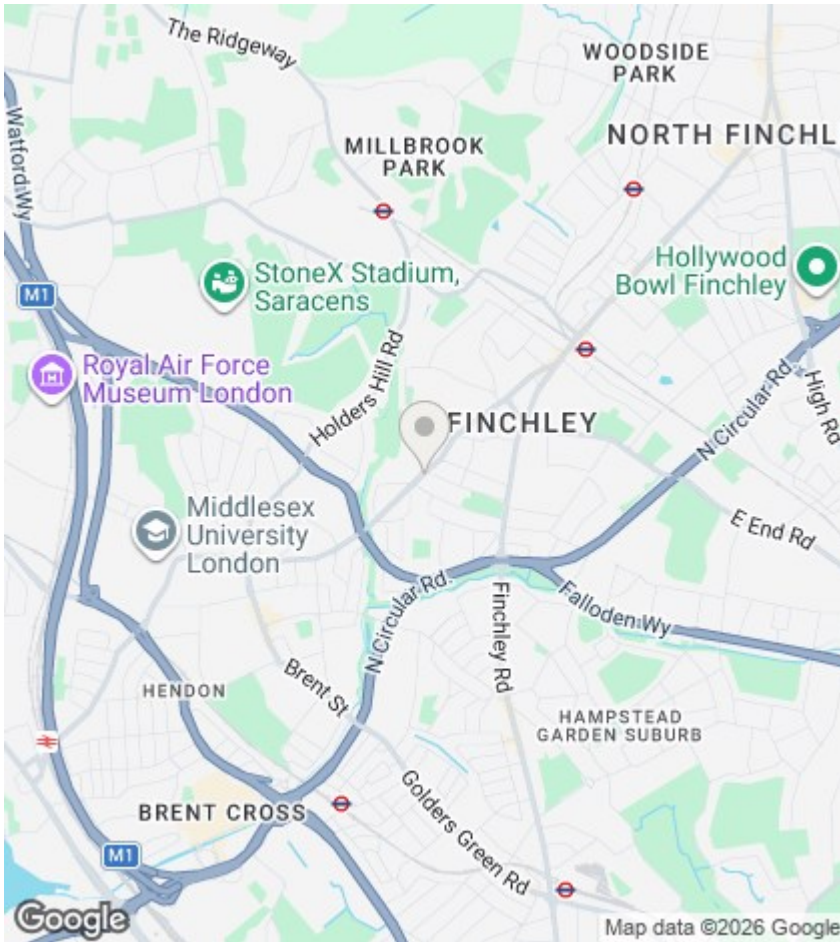
Council Tax Band: G











## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

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