



ABSOLUTE
PROPERTY

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3 Hamilton Square Sandringham Gardens, London N12 0PL

Price Guide £250,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A well-presented two-bedroom ground floor retirement apartment situated within a sought-after retirement development in North Finchley. The property offers well-balanced accommodation comprising a spacious reception room, fitted kitchen, two good-sized bedrooms, and a bathroom, all designed to provide comfortable and practical living.

Ideally located just a short distance from North Finchley's High Road, residents have easy access to a wide range of amenities including supermarkets, pharmacies, cafés, restaurants, banks, and medical facilities. Excellent transport links are available nearby, with West Finchley Underground Station (Northern Line) within walking distance, providing direct access to Central London.

This attractive apartment combines the benefits of retirement living with excellent local amenities and transport connections, making it an ideal choice for those looking to enjoy an active and independent lifestyle.



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N12 0PL

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Score	Current	Target	Score
Very energy efficient - lower ranking score			Very environmentally friendly - lower CO ₂ emissions		
100 (A++)			100 (A++)		
95-99 (A+)			95-99 (A+)		
90-94 (A)			90-94 (A)		
85-89 (B+)			85-89 (B+)		
80-84 (B)			80-84 (B)		
75-79 (C+)			75-79 (C+)		
70-74 (C)			70-74 (C)		
65-69 (D+)			65-69 (D+)		
60-64 (D)			60-64 (D)		
55-59 (E+)			55-59 (E+)		
50-54 (E)			50-54 (E)		
45-49 (F+)			45-49 (F+)		
40-44 (F)			40-44 (F)		
35-39 (G+)			35-39 (G+)		
30-34 (G)			30-34 (G)		
Not energy efficient - higher ranking score			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		