



Sandringham Gardens, North Finchley, N12 0PL

£350,000 - Leasehold

A chain free, 2 double bedroom retirement apartment situated on the 3rd floor (top with lift) and located close to North Finchley High Road. This 850 sq ft flat boasts a bright 22ft reception room with large feature window and Juliet balcony, a 12ft kitchen with breakfast bar, built-in wardrobes to both bedrooms and gas central heating. The block is for the over 60's with an on-site warden, communal gardens and communal off street parking.

Lease: Approx. 96 years

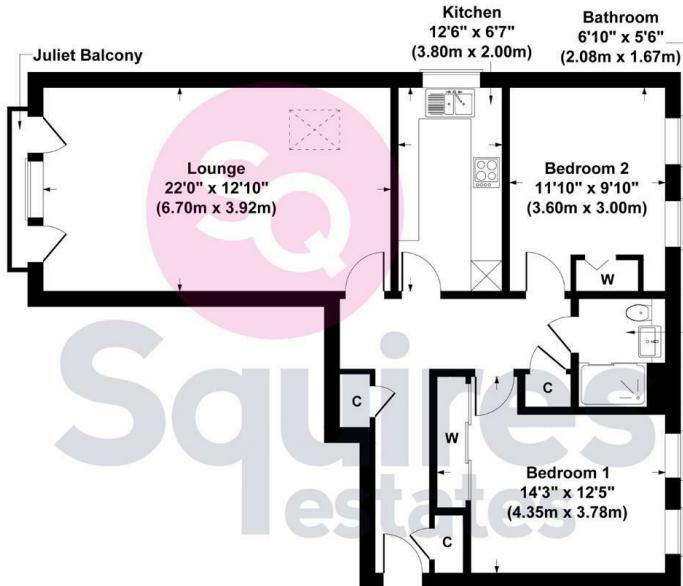
Ground Rent: £50 per 6 months

Service Charge: £1670 per 6 months

- Over 60's development
- 3rd floor (top with lift)
- 22ft reception room
- Communal gardens
- Warden assisted
- Communal parking
- Chain free
- Close to North Finchley
- Barnet council tax band E

Floor Plan

Hamilton Square, London N12 0PL
Gross Internal Area 850 sq ft /79 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Finchley Branch
181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch
16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch
7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 1LN
Tel 020 8349 3030



aria propertymark
PROTECTED

The Property
Ombudsman

tsj
APPROVED CODE
TRADINGSTANDARDS.UK