



ACACIA LODGE 61 HENDON LANE FINCHLEY, N3 1SU

£450,000

**LEASEHOLD - SHARE OF
FREEHOLD**

WE ARE DELIGHTED TO OFFER THIS EXCEPTIONALLY WELL PRESENTED AND SPACIOUS 2 DOUBLE BEDROOM FLAT ON THE SECOND FLOOR OF THIS SMALL PURPOSE BUILT BLOCK OF ONLY 12 FLATS, SITUATED OFF HENDON LANE IN THIS HIGHLY SOUGHT AFTER AND POPULAR LOCATION IN THE HEART OF CHURCH END. THE PROPERTY IS ALSO VERY CONVENIENTLY SITUATED LESS THAN HALF A MILE'S WALK FROM FINCHLEY CENTRAL (NORTHERN LINE) TUBE STATION AND INCLUDES A SHARE OF THE FREEHOLD WITH A LONG LEASE. OTHER BENEFITS INCLUDE THE FOLLOWING: A PRIVATE GARAGE, WELL MAINTAINED COMMUNAL GARDENS TO THE REAR OF THE BLOCK, A GOOD SIZE WELL MAINTAINED AND FULLY EQUIPPED FITTED KITCHEN, A SPACIOUS AND BRIGHT LOUNGE/DINING ROOM, 2 DOUBLE SIZE BEDROOMS, BATHROOM WITH WALK IN SHOWER AND WC PLUS SEPARATE GUEST CLOAKROOM, FULLY DOUBLE GLAZED, LIFT AND ENTRYPHONE. THE FLAT IS ALSO VERY CONVENIENTLY SITUATED VERY CLOSE TO THE CATCHER IN THE RYE AND THE KING OF PRUSSIA PUBS, LOCAL TRANSPORT, SUPERMARKETS, RESTAURANTS, COFFEE SHOPS AND LOCAL SHOPS. THE FLAT IS ALSO OFFERED CHAIN FREE.

DAVID HARRIS & CO

Hendon Lane, N3 1SU

Approx Gross Internal Area = 72.42 sq m / 779 sq ft



Ref: [View on Google Maps](#)
Copyright **BLEU PLAN**
This plan is not to scale and measurements and areas shown are approximate and therefore should not be used for building purposes only. This plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it should not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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