

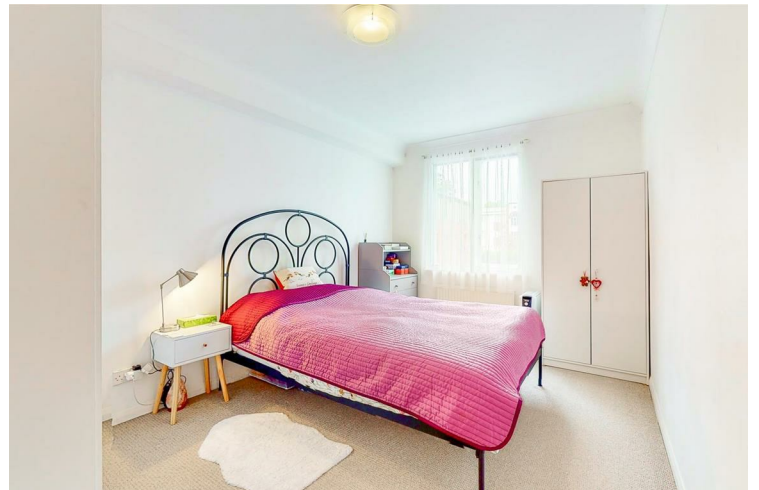
**david harris & co**



**37 Canberra Close  
London**

**£250,000  
Leasehold**

WE ARE PLEASED TO OFFER THIS BEAUTIFUL, WELL PRESENTED AND TASTEFULLY DECORATED ONE BEDROOM FIRST FLOOR FLAT IN THIS POPULAR PURPOSE BUILT DEVELOPMENT. BENEFITS INCLUDE A RESERVED AND ALLOCATED PARKING SPACE, A SPACIOUS LOUNGE, A LARGE BEDROOM, A FULLY FITTED KITCHEN, COMMUNAL GARDENS, ENTRYPHONE AND GAS CENTRAL HEATING. THE FLAT IS SITUATED WITHIN CLOSE PROXIMITY OF COLINDALE AND HENDON (NORTHERN LINE) TUBE STATIONS, NUMEROUS SUPERMARKETS SUCH AS THE CO-OP AND SAINSBURYS, A LOCAL PARK, CAFES, RESTAURANTS AND PUBS. THE FLAT IS OFFERED CHAIN FREE AND IS IDEAL FOR A FIRST TIME BUYER OR FOR BUY TO LET PURPOSES. AN EARLY VIEWING IS HIGHLY RECOMMENDED.



- A BEAUTIFUL AND WELL PRESENTED ONE BEDROOM FLAT. • NEUTRAL COLOURS AND TASTEFULLY DECORATED THROUGHOUT.

### ENTRANCE HALL:

Entryphone, carpeted, coving to ceiling, single radiator and storage cupboard.

### OPEN PLAN KITCHEN/LOUNGE:

Kitchen: a modern fully fitted kitchen in a range of fitted wall and base units, partly tiled walls, partly painted walls, a stainless steel sink and drainer unit with a mixer tap, an integrated "Smeg" oven with four ring "Ariston" electric hob with extractor hood above, spaces for a washing machine and fridge/freezer and fully tiled floor.

### LOUNGE:

A large reception room, secondary double glazed window side aspect, carpeted, coving to ceiling and single radiator.

### BEDROOM:

A large bedroom with secondary double glazed windows side aspect, carpeted, coving to ceiling, single radiator.

### BATHROOM/WC:

Three piece suite comprising an enclosed bath with tiled surround, mixer taps and electric shower to wall with curtain and curtain rail, wash hand basin with mixer tap and low level WC, heated towel rail, partly tiled walls, tiled floor and storage cupboard.

### EXTERIOR:

COMMUNAL GARDENS TO THE SIDE OF THE BLOCK.

### PARKING:

AN ALLOCATED RESERVED PARKING SPACE.

### TENURE:

LEASEHOLD. 88 YEARS REMAINING ON THE LEASE.

### SERVICE CHARGES:

£1,200 PER ANNUM.

### GROUND RENT:

£150.00 per annum

### LOCAL AUTHORITY:

BARNET COUNCIL: BAND C: £1,552 per annum.

### GENERAL:

NEITHER THESE PARTICULARS NO ORAL REPRESENTATIONS, FORM PART OF ANY OFFER OR CONTRACT AND THEIR ACCURACY CANNOT BE GUARANTEED. PHOTOGRAPHS, FORM PART OF ANY OFFER OR CONTRACT AND THEIR ACCURACY CANNOT BE GUARANTEED. PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY DEPICIT



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ITEMS WHICH ARE NOT FOR SALE OR INCLUDED IN THE SALE OF THE PROPERTY. ALL ROOM SIZES ARE APPROXIMATE.

### SERVICES:

PLEASE NOTE THAT IT IS NOT OUR COMPANY POLICY TO TEST SERVICES, HEATING SYSTEMS AND DOMESTIC APPLIANCES, THEREFORE WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR.

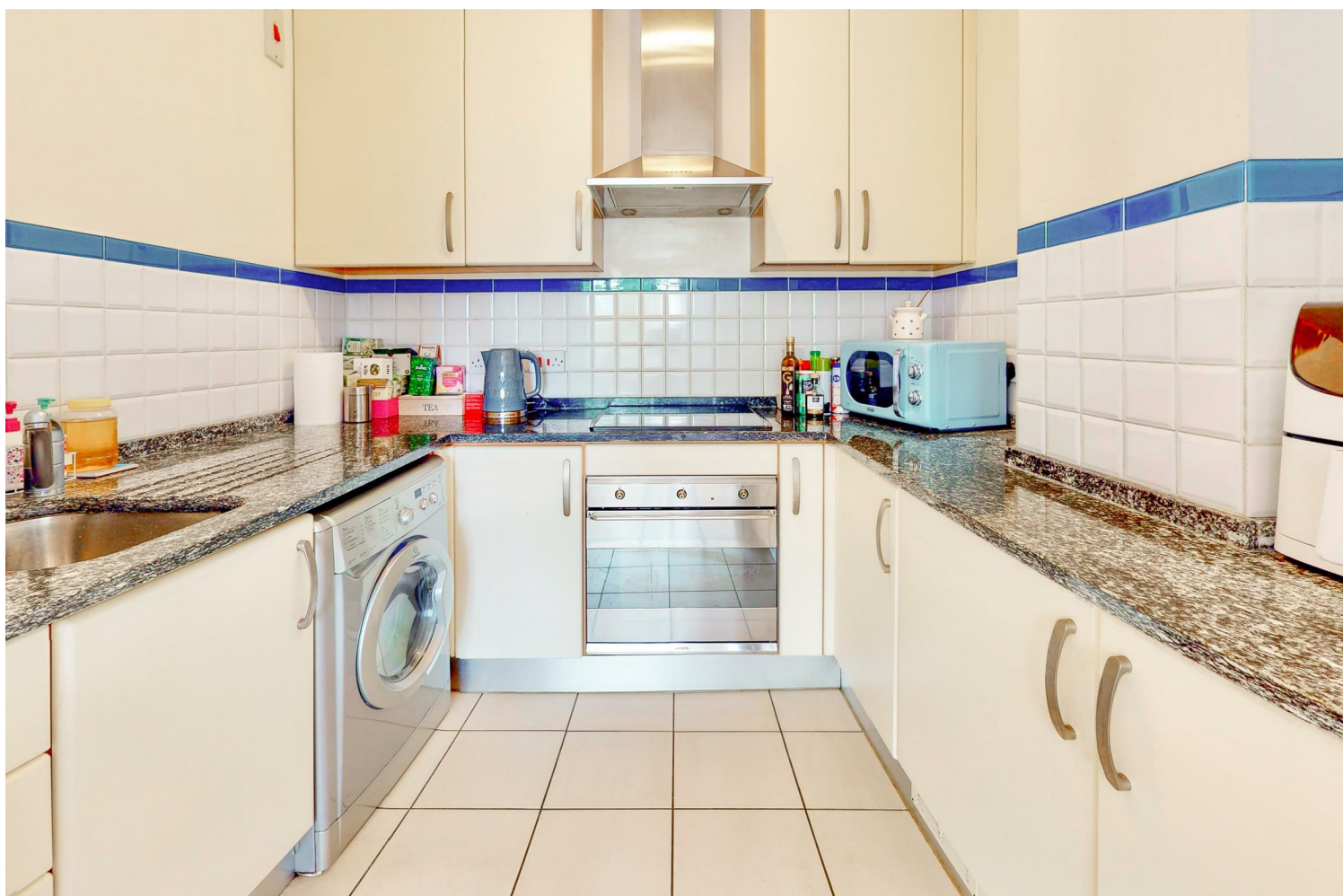
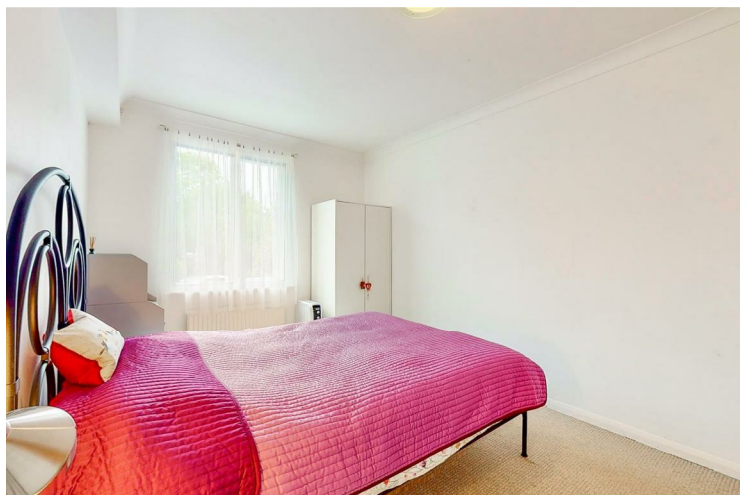
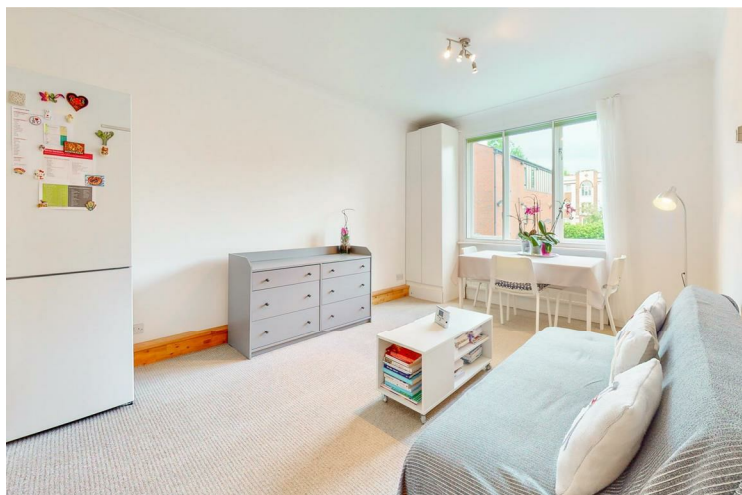
### MAINTENANCE:

THE AGENT UNDERSTANDS THAT THE PROPERTY IS SUBJECT TO A SERVICE CHARGE AND/OR MAINTENANCE CHARGE BUT HAS NOT YET BEEN ABLE TO VERIFY THE TERMS AND CONDITIONS. ALL INTERESTED PARTIES SHOULD OBTAIN VERIFICATION AND CONFIRMATION OF ANY CHARGES THROUGH THEIR SOLICITOR OR SURVEYOR.



• COMMUNAL GARDENS. • IDEAL FOR A FIRST TIME BUYER OR A BUY TO LET INVESTMENT. • OFFERED CHAIN FREE • CLOSE PROXIMITY TO TUBE STATIONS, SUPERMARKETS, A PARK, RESTAURANTS, CAFES AND PUBS





## Additional Information

**Local Authority** - London Borough of Barnet

**Council Tax** - Band C

**Viewings** - By Appointment Only

**Floor Area** - 480.00 sq ft

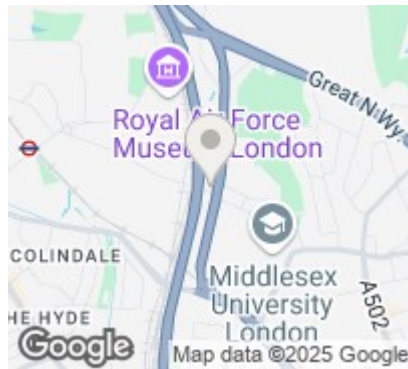
**Tenure** - Leasehold



GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 45 m<sup>2</sup>/480 sq ft  
 GROUND FLOOR: 45 m<sup>2</sup>/480 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**david harris & co**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	82
	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

Finchley Sales  
 358 Regents Park Road  
 Finchley  
 London  
 N3 2LJ

020 8346 9122  
 info@davidharris.co.uk  
 www.davidharris.co.uk

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