





Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
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Edgewood Mews, Finchley, N3

£151,900

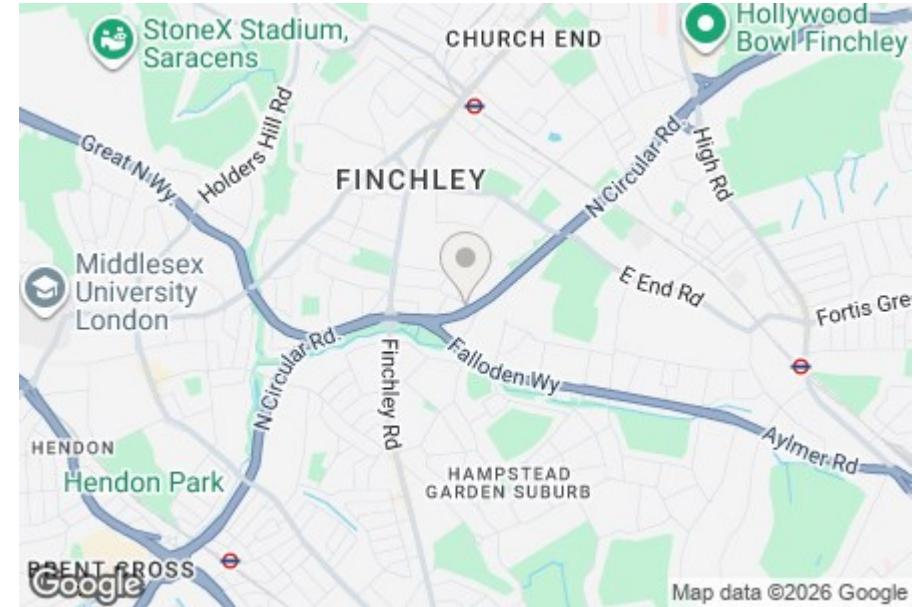
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- First Floor Duplex Apartment
- Modern Open Plan Kitchen
- Beautifully Presented Throughout
- Private Balcony
- Gated Off Street Parking

Other Information

Ownership Share: 31%
Tenure: Leasehold
Length of Lease: 121 Years
Ground Rent: £45.00 P/A
Service Charge: £1,241.76 P/A
Rent: £966.36 PCM
Council Tax Band: E



Nearest Stations

Finchley Central Station 0.8 miles
Golders Green Station 1.2 miles
Brent Cross Station 1.2 miles

Property Description

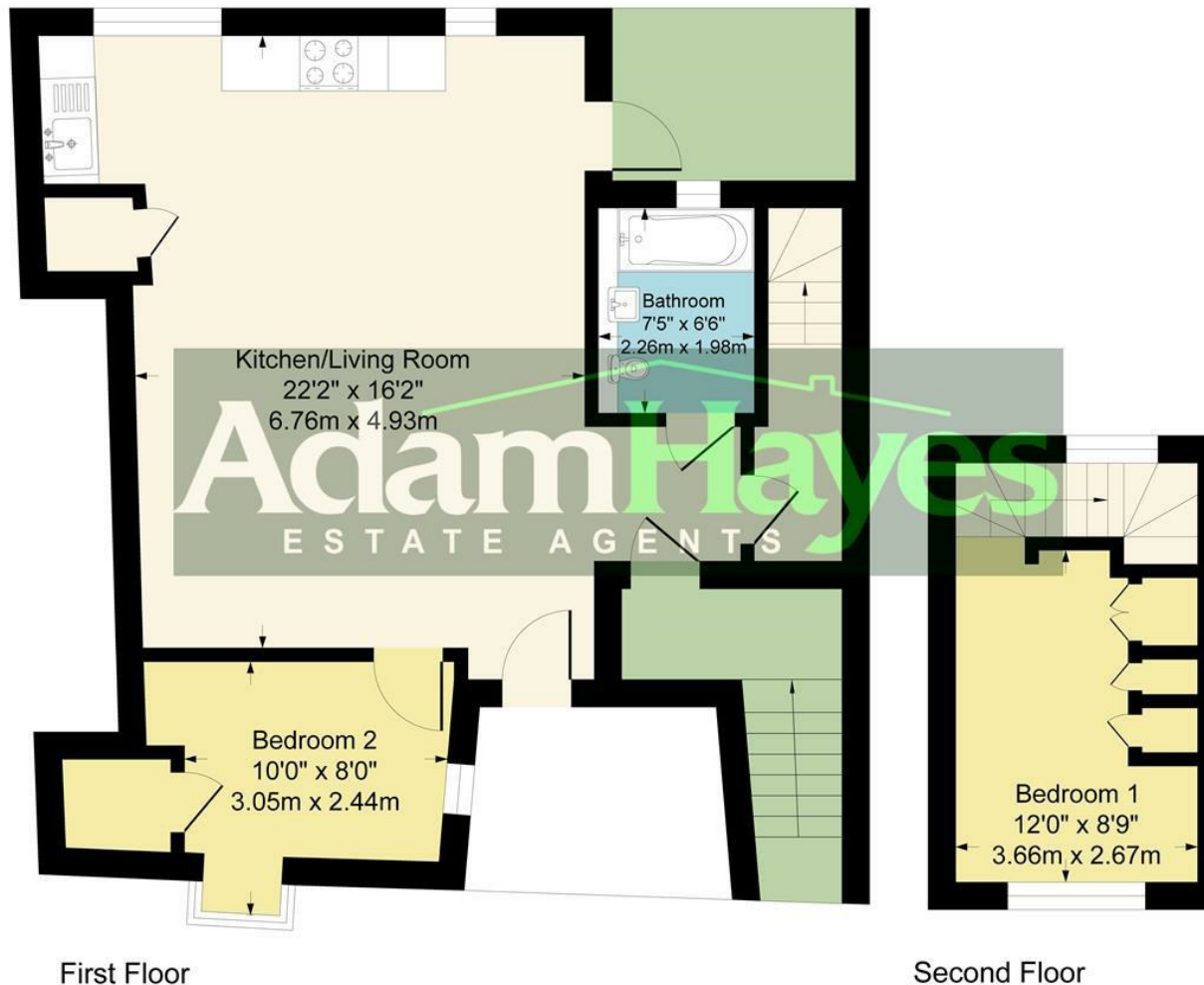
Situated within the award-winning Edgewood Mews development, designed by the acclaimed Peter Barber Architects is this charming two-bedroom duplex first floor apartment. The property is filled with natural light throughout and benefits from an approx. 22ft reception room with an open plan kitchen and access to a private balcony. Other notable features include two good sized bedrooms with the main bedroom on the top floor, a modern family bathroom and secure underground parking for one car. Applicants must be eligible for the scheme, have a total household income of no more than £90,000 per year, be able to provide a minimum 5-10% deposit (subject to lender requirements), and not currently own a home anywhere in the world unless exceptional circumstances apply. Existing homeowners must have a sale agreed on their current property before being considered. Conveniently located within easy reach of Finchley Central and Golders Green Underground Stations, as well as local amenities, cafés, restaurants and green open spaces. To really appreciate the design, space and location, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area 745 sq ft - 69 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.