



Charter Way, Finchley, N3

 1 Bedroom  1 Bathroom  1 Reception



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

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### Key Features

- One Double Bedroom
- Ground Floor Apartment
- Direct Access
- Chain Free
- Off Street Parking
- Communal Gardens

### Other Information

Tenure: Share of Freehold  
Length of Lease: 999 Years  
Ground Rent: Nil  
Service Charge: £3,284.00 P/A  
Council Tax Band: C



### Nearest Stations

Finchley Central Station	0.8 miles
Brent Cross Station	1.1 miles
Hendon Central Station	1.2 miles

### Property Description

A rarely available one bedroom ground floor flat set within this sought-after purpose built development, benefitting from secure residents' parking on a first come, first served basis. The property offers approximately 334 sq ft of well-proportioned accommodation comprising a reception room, bedroom, fitted kitchen and shower room. Further benefits include access to well-maintained communal gardens, providing a pleasant outdoor space for residents.

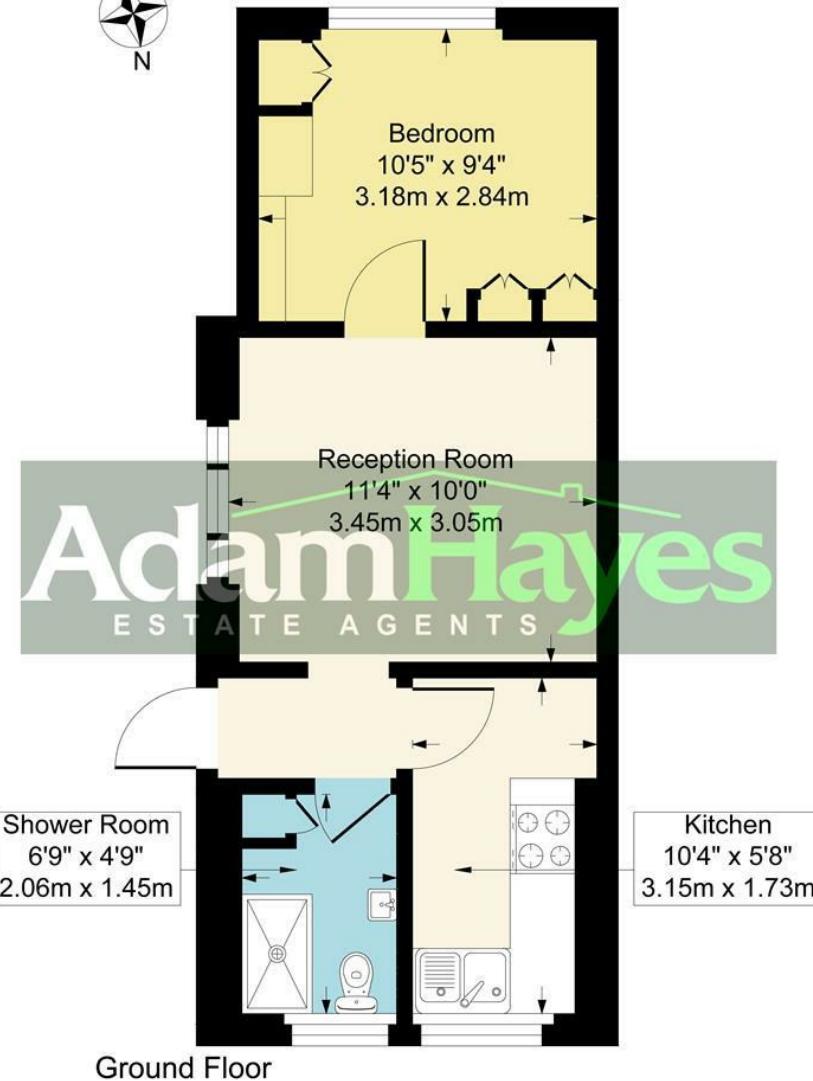
Ideally located, the flat is just 0.6 miles from Temple Fortune's shopping and transport facilities and approximately 0.9 miles from Finchley Central's underground station, along with its wide selection of shops, cafés and restaurants. This property would make an ideal first-time purchase or investment opportunity. To really appreciate the lifestyle, convenience and setting an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
334 sq ft - 31 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.