



Hendon Lane, Finchley Central, N3

OIEO £800,000





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

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## OIEO £800,000

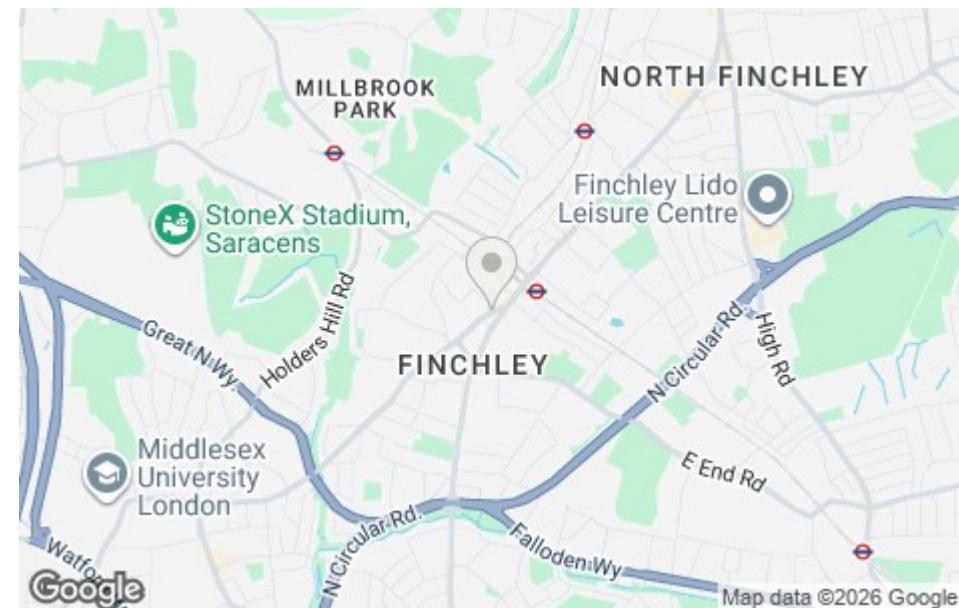
 4 Bedrooms  4 Bathrooms  2 Receptions

### Key Features

- Freehold Building
- Currently Let
- Investment Opportunity
- Shop & Uppers
- Off Street Parking
- 0.2 Miles to Finchley Central Tube Station

### Other Information

Tenure: Freehold  
Council Tax Band: C



### Nearest Stations

Finchley Central Station	0.2 miles
West Finchley Station	0.7 miles
Mill Hill East Station	0.8 miles

### Property Description

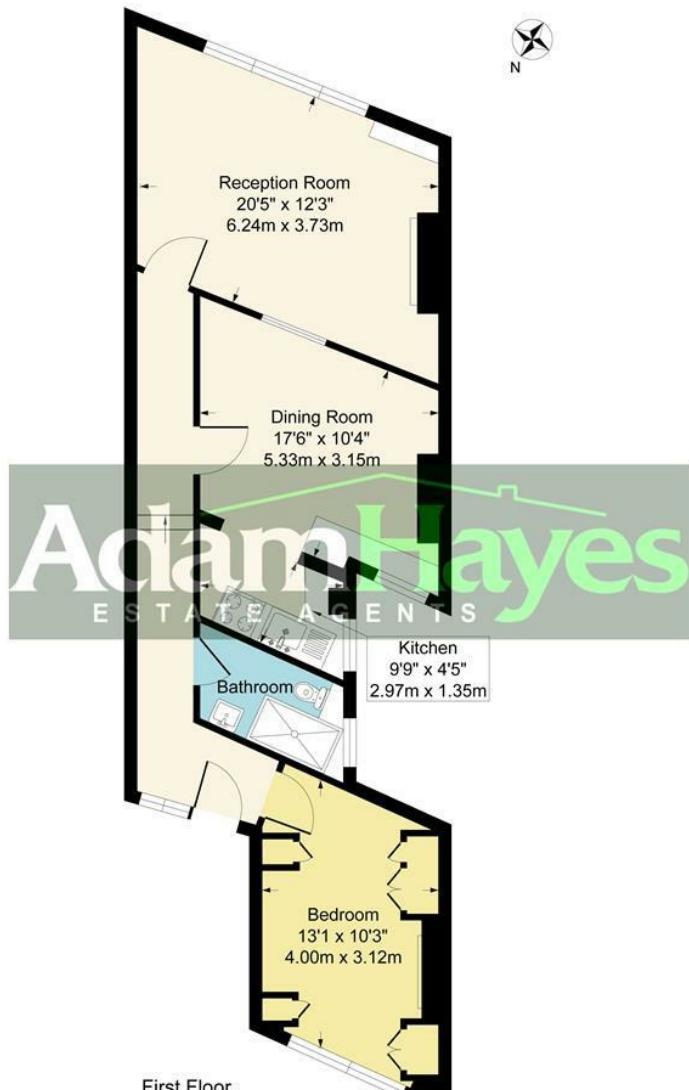
**FREEHOLD BUILDING FOR SALE!!!** Set back off Hendon Lane and conveniently located within 0.2 miles of Finchley Central Station is this freehold building that compromises of 2x two bedroom apartments located above a commercial premises. The commercial is unit is currently let with long term tenants producing an income of £16,000 per annum. The flats are being rented on ASTS producing an income of £37,800. The first-floor apartment features a spacious layout, including one double bedroom with fitted wardrobes, an approximately 20ft reception room, a dedicated dining area leading to a separate kitchen, and a three-piece bathroom suite. The second-floor apartment offers two bedrooms, two bathrooms (one ensuite), and a generous 16ft kitchen/reception area with wooden flooring throughout. The property is being sold chain-free and includes the advantage of off-street parking at the rear. This building offers a prime opportunity investment. To fully appreciate the quality and potential of this home, 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		
(69-80)	C		
(55-68)	D	64	74
(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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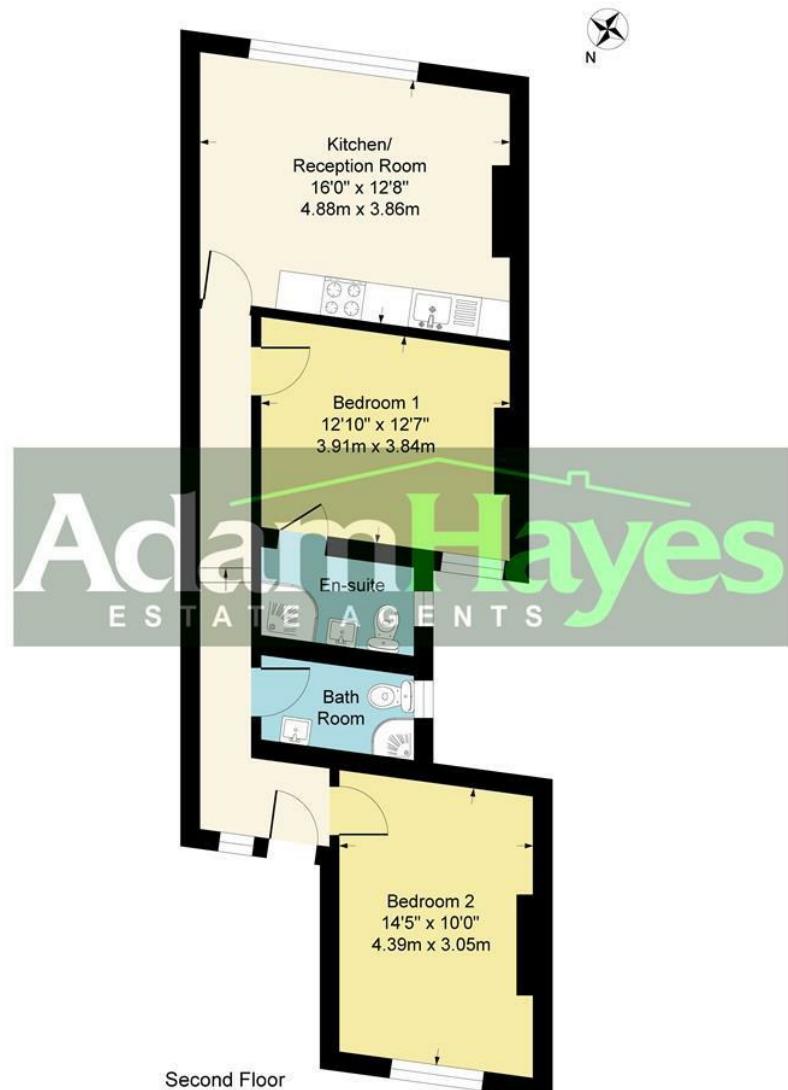
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Approximate Gross Internal Area  
657 sq ft - 61 sq m



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.

Approximate Gross Internal Area  
689 sq ft - 64 sq m



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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.

**Adam Hayes**  
ESTATE AGENTS

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