





Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS
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Brookland Rise, Hampstead Garden Suburb, NW11

£600,000

 3 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Three Bedrooms
- Two Bathrooms
- Recently Renovated
- New Lease
- Garage
- Catchment For Brookland Junior and Henrietta Barnett

Other Information

Tenure: Leasehold
Length of Lease: 168 Years
Ground Rent: Nil
Service Charge: £2,000.00 P/A
Council Tax Band: D




Nearest Stations

Finchley Central Station 0.9 miles
Golders Green Station 1.1 miles
East Finchley Station 1.2 miles

Property Description

Located in this highly sought-after tree lined road, just off Falloden Way, is a stunning three-bedroom, two-bathroom ground floor apartment, with easy access to both East Finchley and Golders Green Underground Stations (Northern Line). The property benefits from three well sized bedrooms, two modern bathrooms (one en-suite) a reception room with a TV wall unit, ceiling speakers in four rooms, a separate modern kitchen with Quartz countertops and high-end Siemens appliances. Further benefits of the apartment include a brand-new lease security alarm and a garage with a newly installed roof, offering valuable extra storage and being within the catchment area for Brookland Junior School and near Henrietta Barnett Secondary School, making it an excellent choice for families. To really appreciate the size, location and condition of this fantastic apartment, a internal viewing is highly recommended through he vendors main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(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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