



Sandringham Gardens, London, N12

 1 Bedroom  1 Bathroom  1 Reception

Offers in Excess of  
£275,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

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### Key Features

- Retirement Flat
- One Bedroom
- Warden Assisted
- Chain Free
- Communal Gardens
- Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 87 years  
Ground Rent: £75 pa  
Service Charge: £3,536 pa  
Council Tax Band: D

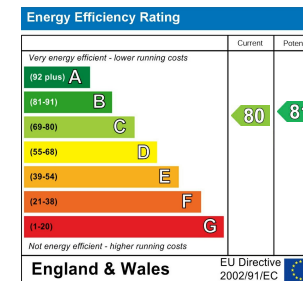


### Nearest Stations

- West Finchley Station 0.6miles
- Woodside Park Station 0.7miles
- Finchley Central Station 1.0mile

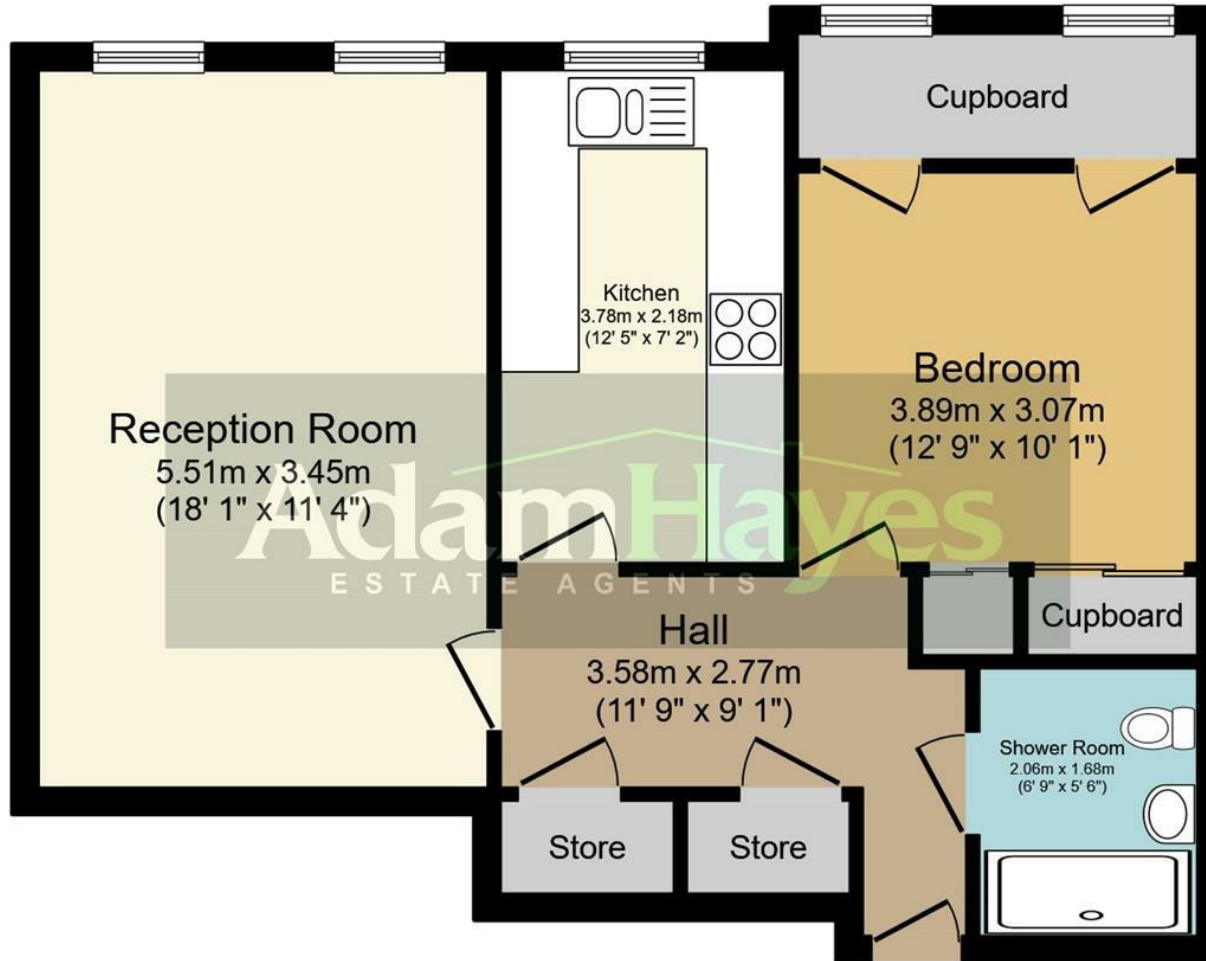
### Property Description

Retirement flat!!! Situated in this popular warden lift serviced block in the heart of North Finchley and within minutes' walk of local shops, transport facilities and amenities is this recently refurbished bright and spacious one bedroom first floor apartment. The property is offered chain free and benefits from an on-site warden, an approximately 18ft reception room, double glazing, and use of communal gardens and parking. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



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## Ground Floor

Total floor area 55.2 sq.m. (594 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.