



Sandringham Gardens, North Finchley, N12

1 Bedroom 1 Bathroom 1 Reception



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OIEO £325,000

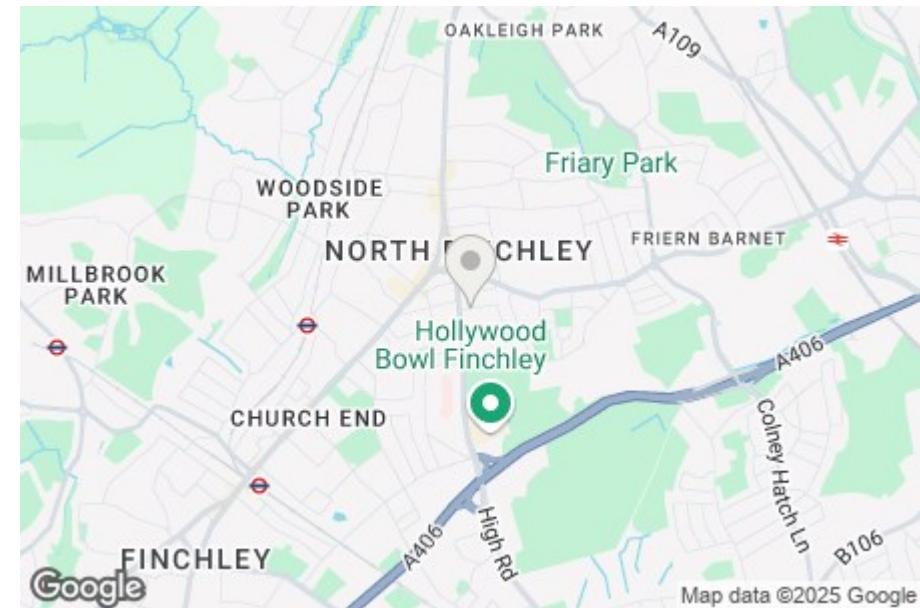
 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One Bedroom
- Top Floor Apartment
- Modern Fitted Kitchen
- Approx. 18'5 Reception
- Two Juliette Balconies
- Communal Gardens

Other Information

Tenure: Leasehold
Length of Lease: 85 Years
Ground Rent: £75.00
Service Charge: £2,800.00
Council Tax Band: D



Nearest Stations

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

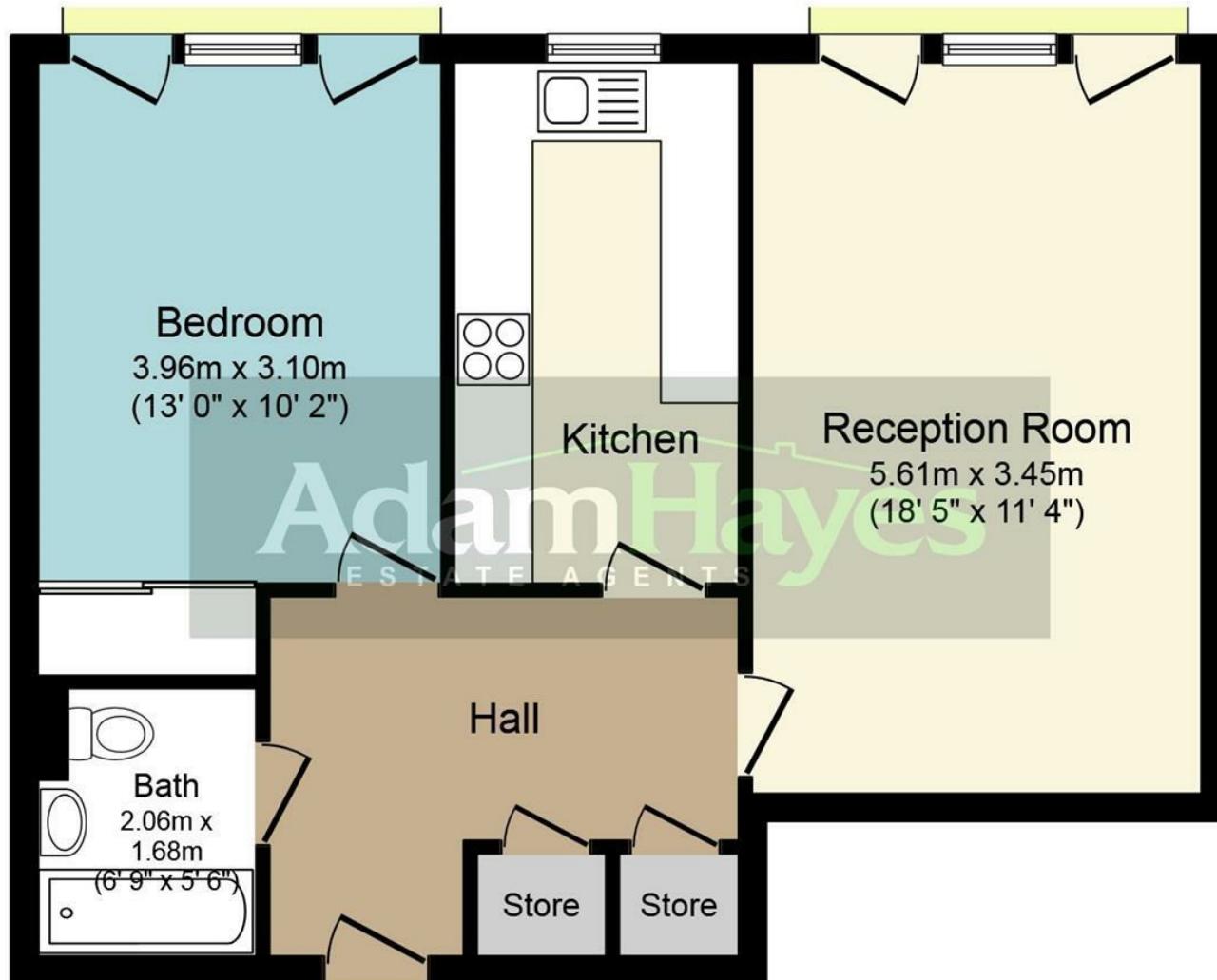
Property Description

Located in a sought-after warden-assisted block with lift access is this beautifully refurbished one-bedroom top-floor retirement apartment (60+ years requirement). Just a short stroll from North Finchley's shops, transport links, and amenities, the property offers both convenience and tranquillity. This chain-free home boasts a generous 18'5ft reception room with high ceilings, flooding the space with natural light from two Juliet balconies. Additional benefits include double glazing, a well-proportioned bedroom, and a modern bathroom. Residents can also enjoy the well-maintained communal gardens and parking facilities. With an on-site warden providing peace of mind, this apartment offers a secure and relaxed lifestyle in a prime location. To fully appreciate the size, condition, and excellent setting, 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		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(0-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total floor area 56.9 sq. m. (612 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.