



Hamilton Square, North Finchley, N12

£235,000

 2 Bedroom  1 Bathroom  1 Reception






Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Hamilton Square, North Finchley, N12

£235,000

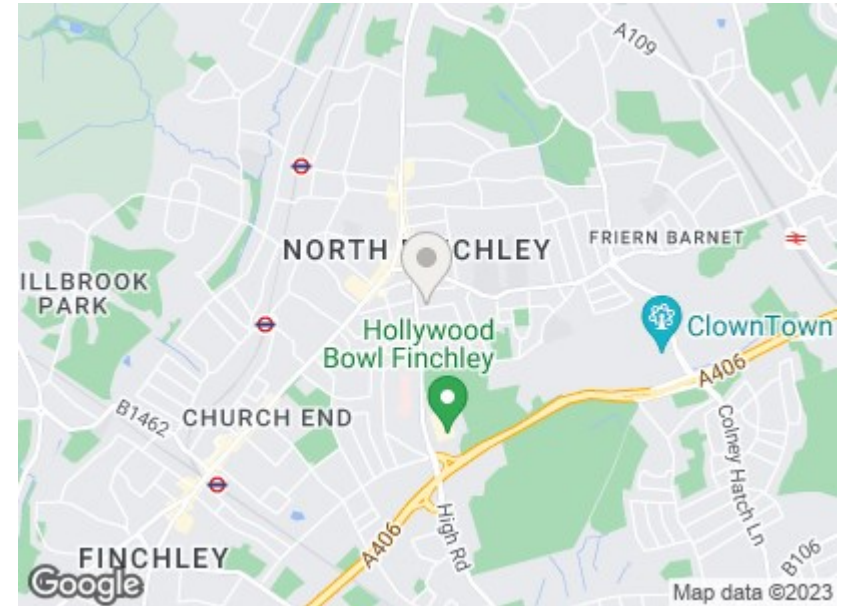
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two Double Bedrooms
- Chain Free
- On Site Warden
- Southerly Aspect
- Off Street Parking

Other Information

Tenure: Leasehold
Length of Lease: 90 Years
Ground Rent: £75.00 P/A
Service Charge: £2,600.00 P.A
Council Tax Band: E

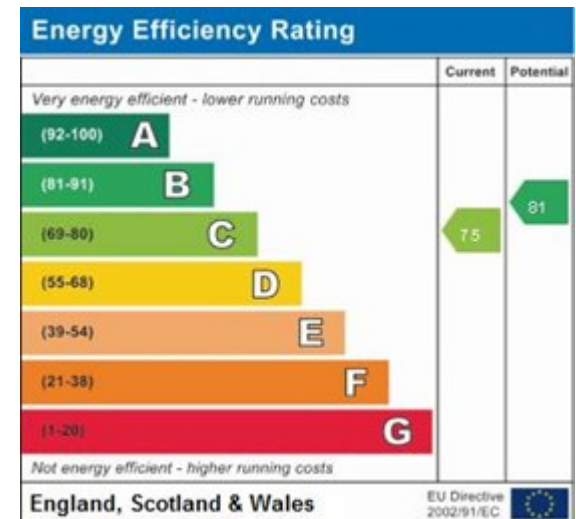


Nearest Stations

West Finchley Station	0.5 miles
Woodside Park Station	0.7 miles
Finchley Central Station	0.8 miles

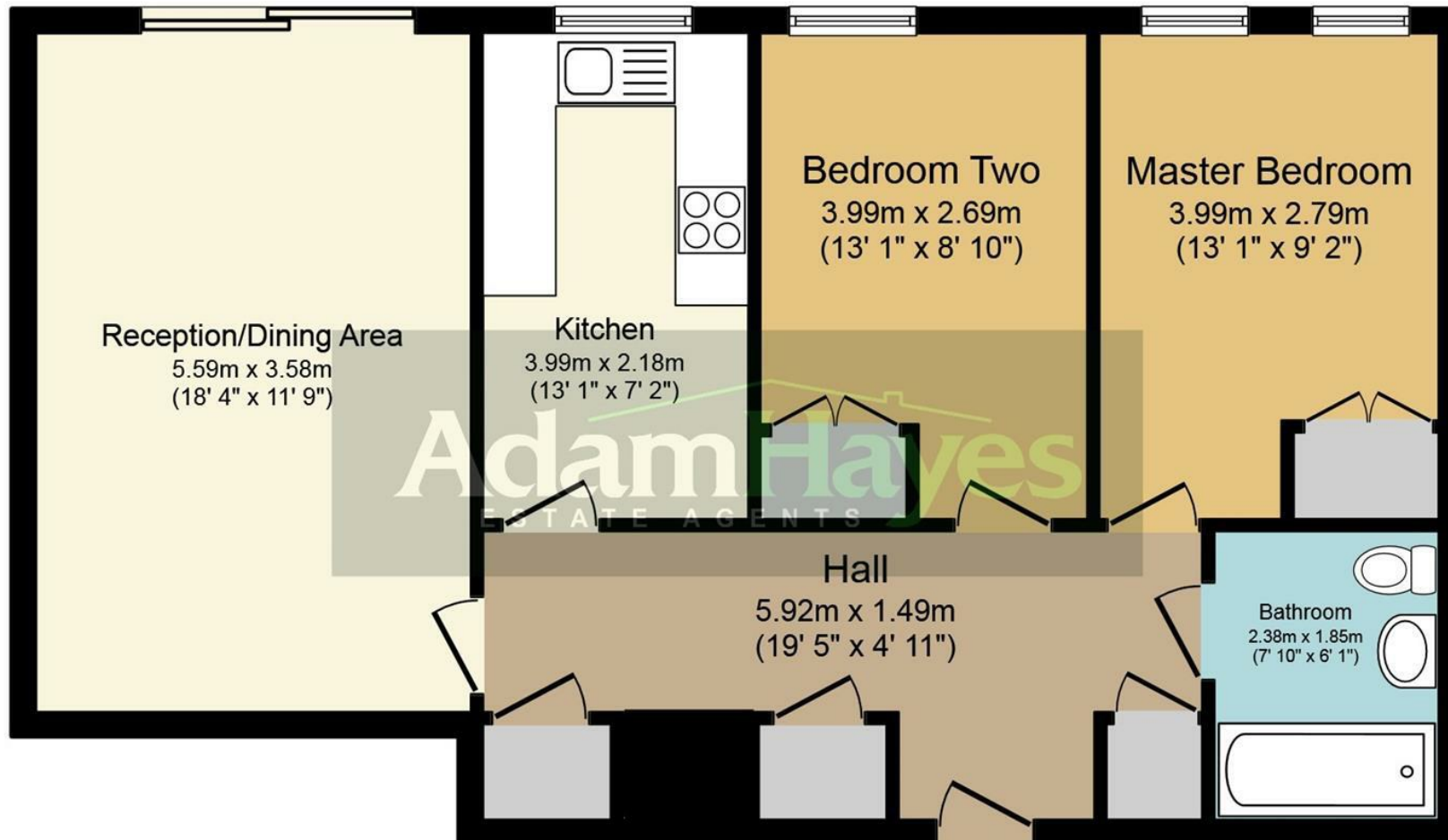
Property Description

Set in this exclusive retirement development Hamilton Square, and with excellent access to local amenities and transport links, we are pleased to offer for sale this delightful first floor two-bedroom, exceptionally spacious apartment, with entryphone system. 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. It is a condition of the lease that the property is occupied by a person aged at least 60 or, where the occupiers are a couple, that one of them is aged at least 60. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk



Floor Plan

Total floor area 71.5 sq. m. (770 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.