



Auction

## 1 bed apartment to buy in NW4

Finchley Lane, London, ., NW4 1DJ

**£200,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold Via Secure Sale Online  
Bidding T&Cs Apply
- ✓ 1 Bed + 1 Reception
- ✓ 1 Bathroom
- ✓ No special accessibility
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

## Description

Don't miss opportunity to purchase this well-situated second-floor conversion featuring one-bedroom. The living space includes a generous and bright lounge, a separate fitted kitchen, a rear-facing double bedroom, a shower room, and a wc. The property offers access to a well-maintained communal back garden. Close to Brent street with all amenities, restaurants, transport connections, places of worship and schools. Conveniently located on a popular residential road. 15-minute walk to Hendon Central Underground station (zone 3, Northern Line) Council Tax Band: C (Barnet) - £1727 per year EPC: "D" 2ND FLOOR CONVERSION DOUBLE BEDROOM LIVING ROOM FITTED KITCHEN SHOWER ROOM & TOILET SHARE OF FREEHOLD SERVICE CHARGE £1,128 PER YEAR COMMUNAL BACK GARDEN CLOSE TO SHOPS GOOD TRANSPORT CONNECTIONS Please call SLettings to arrange a viewing.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 958

Annual Service Charge Amount: £1,128.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



**TOTAL APPROX FLOOR AREA 597.71 SQ. FT. (AREA 55.53 SQ. M)**  
 whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 73                      |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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