

## FOR SALE TOP FLOOR ONE BEDROOM FLAT



### 23 LABURNUM LODGE, 45 HENDON LANE, N3 1SQ

Laburnum Lodge is located towards the top end of Hendon Lane - opposite the junction with Dollis Avenue. The flat is conveniently situated, lying within ½ mile of Finchley Central underground station (Northern Line), and the further shopping & transport facilities of Finchley Central - which include a *Little Waitrose*, *Tesco* and a number of independent retailers, coffee shops & eateries.

The Great North Way (A1) and the recreational Dollis Valley Greenwalk, are within ¾ of a mile.

This one bedroom 2<sup>nd</sup> (Top) floor flat is served by passenger lift and is situated to the rear of the building. The property benefits from a secure gated driveway entrance, giving access through to the communal rear gardens and garaging en-bloc.

*Offered to the market chain free – viewing highly recommended*

#### SUMMARY OF ACCCOMMODATION

BEDROOM • RECEPTION • KITCHEN / DINER • BATHROOM  
TOP FLOOR WITH LIFT • COMMUNAL GARDENS • GARAGING EN-BLOC

**PRICE: £395,000 LEASEHOLD**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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## Accommodation

Front door of block via intercom, opening to ground floor hallway with lift and stairs to 2<sup>nd</sup> (Top) floor landing, front door of flat opening to;

## Hallway

With radiator, 2 storage cupboards - one housing hot water cylinder. Doors opening to;

## Kitchen / Diner

Fitted range of wall & base units with worktop, stainless steel sink with mixer tap, integrated washing machine & dishwasher, and under counter fridge & freezer, electric oven/grill with 4-ring gas hob and hood above, wall mounted central heating boiler, radiator, laminate flooring, double glazed window to rear.

## Reception

Double multi-paned doors from hallway opening to reception, radiator, double glazed window to rear.

## Bedroom

Double bedroom with full bank of wardrobes with high level storage, radiator, double glazed window to rear.

## Bathroom

Panel enclosed bath with mixer tap & hand held shower spray and with tiled surround, pedestal wash hand basin with tiled splash back, close-coupled WC, radiator, laminate flooring, air extractor.

## EXTERIOR

Secure gated entrance to rear driveway giving access through to communal gardens and garaging en-bloc..... single garage with up & over door included.

## Tenure

Leasehold (approximately 142 years remaining).

## Service Charge

The vendor advises that the annual service charge is currently £1,820 PA

**Council Tax :** Band D



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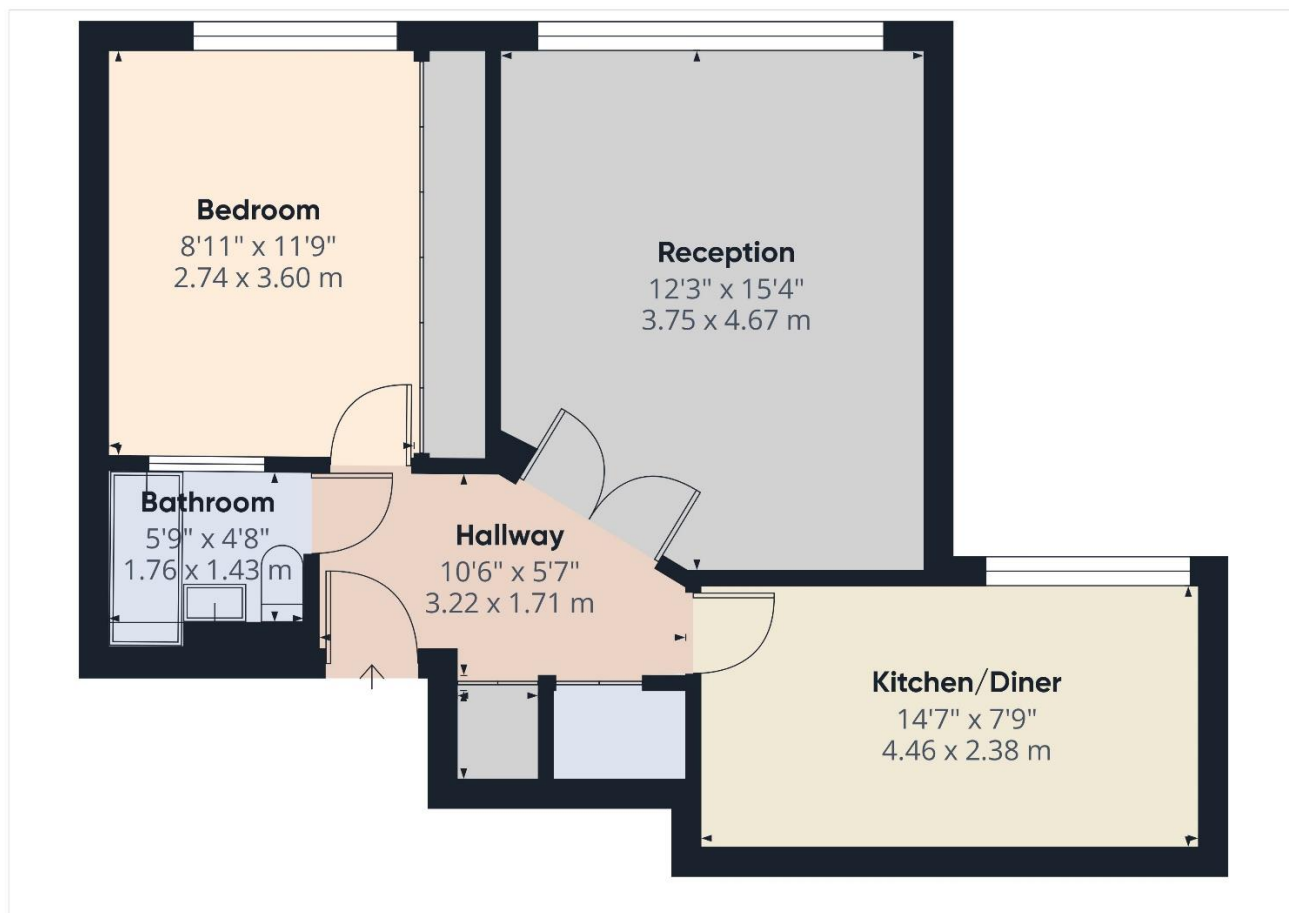
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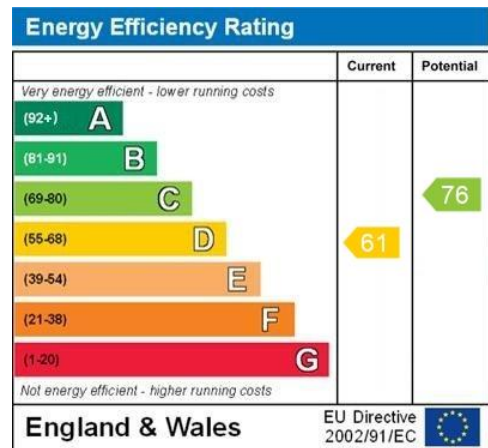
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