

Hamilton Square, Sandringham Gardens North Finchley, N12 0PL

£250,000

We offer this spacious one bedroom RETIREMENT FLAT (over 60s only), set on the second floor of a purpose-built development, benefiting from lift access, communal gardens and off-street parking. The property is conveniently located for North Finchley's shopping and amenities and is served by frequent bus connections from Tally Ho corner to the surrounding area. Council Tax Band D.

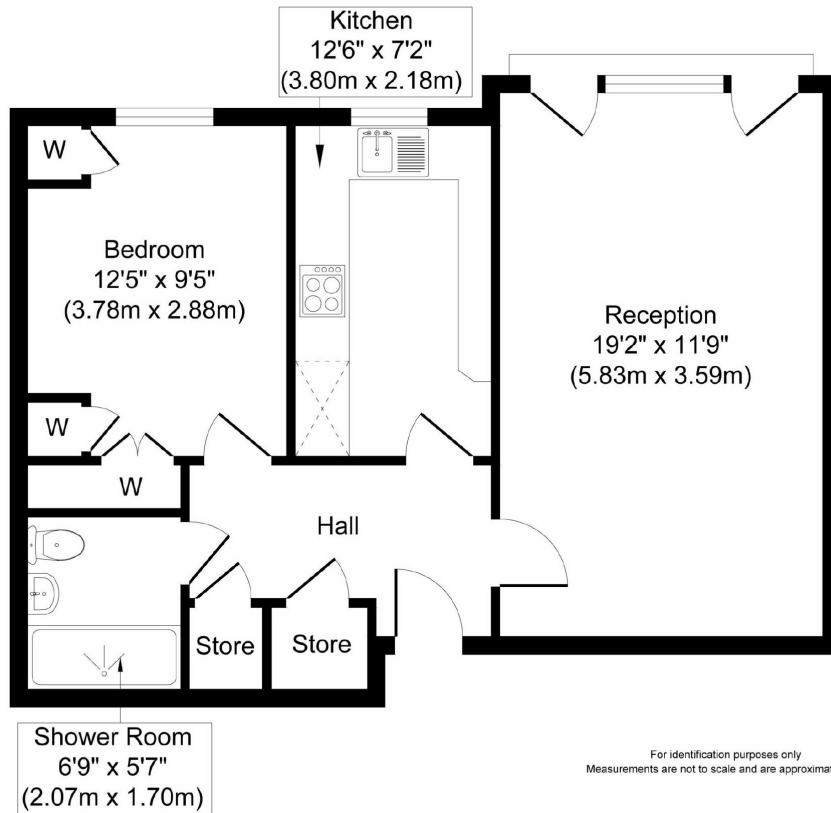


- Retirement Flat
- Kitchen
- Lift
- Off-Street Parking
- 87 Year Lease
- Ground Rent £75 pa
- One Bedroom
- Living Room
- Communal Garden
- Council Tax Band D
- Service Charge £3,536 pa





17 Hamilton Square N12
Approx. Gross Internal Floor Area 54.74 sq. m / 589 sq. ft



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

When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

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1. Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute any part of an offer or a contract.
3. All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
4. None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
5. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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