

WENTWORTH LODGE

THOMAS
JAMES



Located on the ground floor of a well-maintained gated block in a quiet cul-de-sac in Finchley Central, this spacious three bedroom apartment is an expansive space with views over the large communal lawn and surrounding landscaped grounds.

Finchley - N3

£500,000

Share of Freehold

Ground floor flat

3 Bedrooms

1 Reception Room

1 Bathroom

CT band: C

Council: Barnet

EPC rating: C

Service Charge:

£2,264 PA

Ground Rent: Nil

Chain Free

117 year lease

by appointment only

tom@thomasjameskw.com

020 8226 0068

Situated in the corner of a quiet cul-de-sac, the block is set back behind a sweeping gated drive bounded by a low brick wall topped with smart railings. Accessed via the communal entrance, this dual aspect property is light and airy, with picture windows that provide views of the surrounding communal landscaped gardens.

The 866 sq ft apartment comprises a living room, separate kitchen, bathroom, and three double bedrooms, all set around a long central hallway with built-in storage cupboards. All rooms are a good size, and all have large picture windows with views of the grounds.

The living room measures a generous 17'2" by 11'2", providing ample space for a lounge area and dining zone, and is conveniently located just inside the front door and directly opposite the kitchen. The kitchen has a wide window above the sink with garden views and plenty of storage space, with two large built-in cupboards in addition to the fitted wall and floor cabinets. The cabinets are fitted galley-style and house a combination of integrated and freestanding appliances as well as providing lots of worktop space backed by a practical and stylish white tiled splashback.



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All three bedrooms are doubles. The main bedroom is approximately 15ft by 10ft, with lots of room for a kingsize bed and bedroom furniture. The second double bedroom (approx. 14ft by 9ft) and the third bedroom (also a double) both have tall built-in cupboards. The large family bathroom is mainly tiled and fitted with a modern suite that includes a bath with a mixer shower and glass screen, and a freestanding washbasin and WC. Wide obscured glass windows provide natural light and ventilation.



The apartment has been recently refurbished and is in excellent condition throughout, with contemporary fixtures and fittings, including wood laminate flooring and spotlights, and mainly white and pale grey décor that emphasises sense of light and space. The property has gas central heating and double glazing.



The large, shared garden that wraps around the block provides privacy and plenty of space for the resident to relax and enjoy the outdoors.



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LOCAL LIFE

The apartment is just moments from the wide selection of shops, cafes and restaurants in the local Ballards Lane shopping parade.

Transport links are excellent, as the property sits between the Northern Line tube stations West Finchley (9 minutes' walk, 0.4 miles) and Finchley Central (10 min walk, 0.5 miles).

17-acre Victoria Park, with gardens, sports courts and a popular play area, is a couple of minutes' walk from the apartment.



LINKS

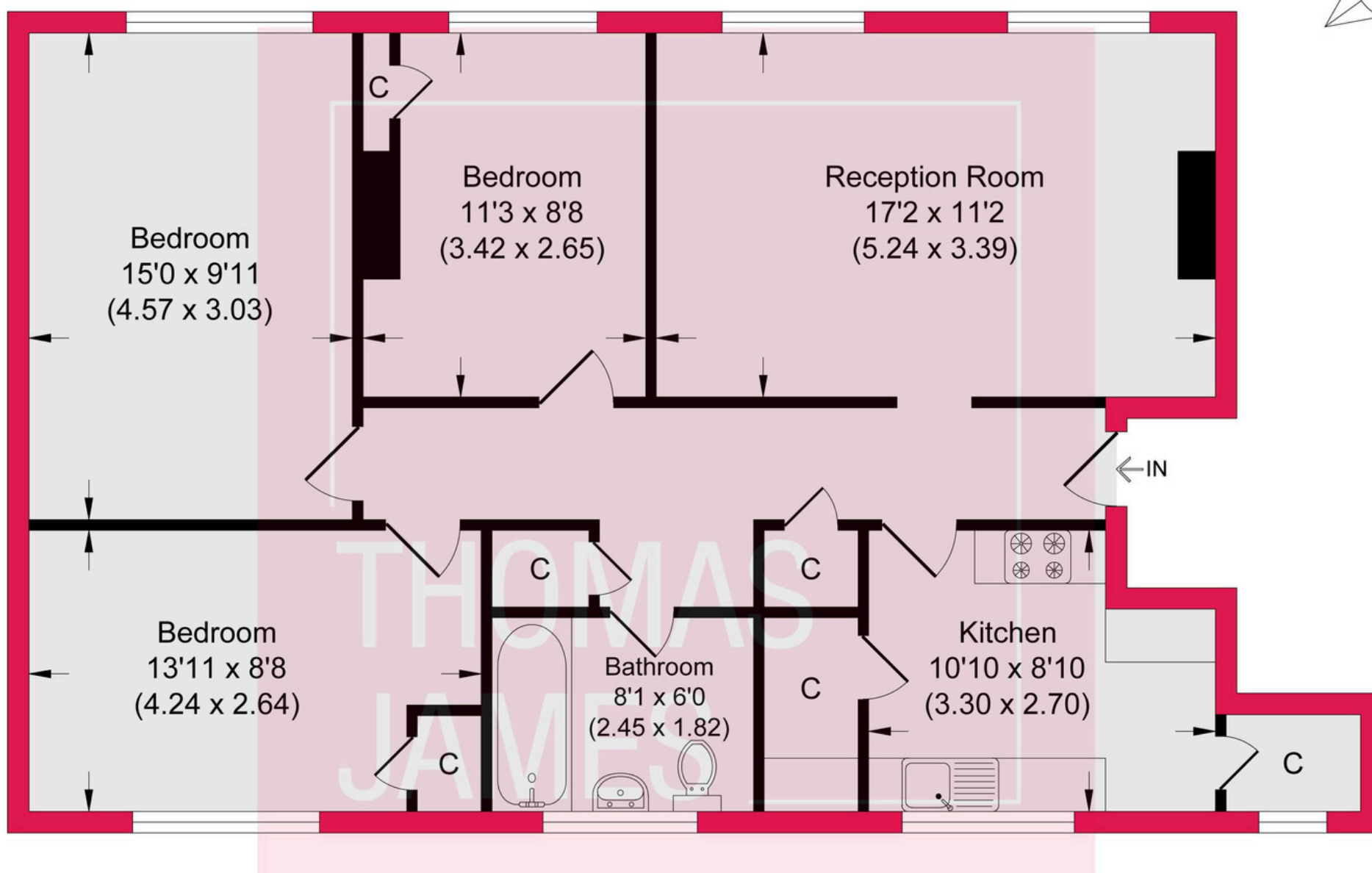
[Location >](#)

[Transport >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
80.48 sq.m. (866.27 sq.ft.) approx.



TOTAL FLOOR AREA : 80.48 sq.m. (866.27 sq.ft.) approx.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.