

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

SPENCER CLOSE, FINCHLEY, N3



A two-double bedroom, two-bathroom apartment situated on the second floor (lift) of this prestigious purpose-built block in Finchley Central. The accommodation, which extends to approximately 900 sq ft, comprises entrance hall with integrated storage cupboards and doors leading to: dual aspect reception room with patio door to balcony (with views across communal gardens), separate kitchen/diner, master bedroom suite with dressing room and ensuite shower, further double bedroom with in built wardrobe and fully tiled family bathroom suite. The property is presented in good order throughout with contemporary kitchen and bathroom suites, is double glazed throughout and benefits from a Hive heating system. The property also comes with a garage en-bloc. The development benefits from portorage, well-tended communal gardens and off street parking.

Spencer Close is a prestigious purpose-built block well placed to access the numerous shopping and leisure facilities of Finchley Central. Finchley Central (Northern) Underground Station is within walking distance and the A406 (North Circular Road) is easily accessible. Stephens House and Gardens, a grand Victorian house with free public entry to landscaped gardens, and several schools are also within comfortable walking distance.

**£650,000 (Subject to Contract)**

**Share of Freehold**

0208 350 8936

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**PRS** Property  
Redress  
Scheme



Council Tax: **Band G £2,910 (Barnet)**







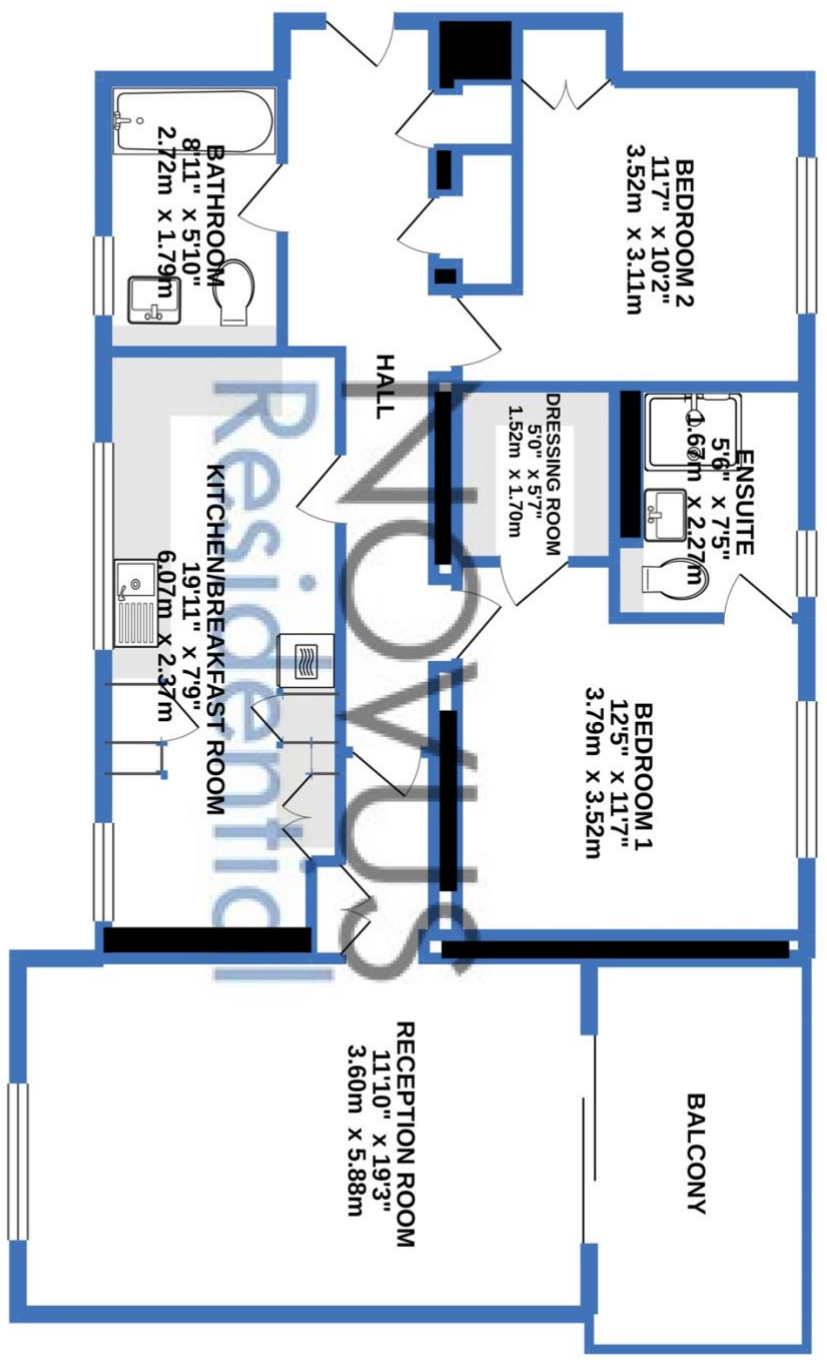
Tenure: **SHARE OF FREEHOLD 125 Years from 29/03/1983 (86 Years Unexpired)**

Ground Rent: **Peppercorn**

Service Charge: **£3,500 PER ANNUM (approx.)**

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
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- Should you have a query or complaint about our service, please contact us at [move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)

SECOND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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