

## £279,000 Shared Ownership

Lexington Place, 765 Finchley Road London NW11 8DN



- Guideline Minimum Deposit £27,900
- First Floor with Balcony
- Open-Plan Kitchen/Reception Room
- Secure Underground Parking Space
- Guide Min Income Dual £64.8k | Single £74.7k
- Approx. 505 Sqft Gross Internal Area
- Concierge and Residents' Gym
- Short Walk from Golders Green Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 60% share. Full market value £465,000). A smartly-presented, first-floor apartment which has a twenty-foot, open-plan kitchen/reception room with sleek, white units, integrated appliances and a door leading out onto the balcony. There is a spacious bedroom with built-in wardrobe and a stylish, high-spec bathroom. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good. Entrance to the building (also referred to as The Lexington) is via an impressive lobby area. There is a concierge, residents' gym, communal courtyard and an underground car park which includes a space for this apartment. The development is located close to Golders Hill Park, a beautiful area of green, open space which also contains a delightful walled garden, a small zoo, a deer enclosure and tennis courts. Golders Green Station (Northern Line) and the surrounding restaurants and shops are only a short walk away plus Cricklewood (Thameslink services through central London) and West Hampstead (Thameslink plus London Overground, Jubilee and Metropolitan Line services) are within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2015).

**Minimum Share:** 60% (£279,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £106.10 per month (subject to annual review).

**Service Charge:** £213.43 per month (subject to annual review).

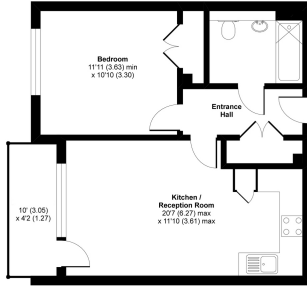
**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £64,800 | Single - £74,700 (based on minimum share and 10% deposit)

**Council Tax:** Band D, London Borough of Barnet. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Finchley Road, London, NW11  
Approximate Area = 505 sq ft / 46.9 sq m  
For identification only - Not to scale



**FIRST FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Measurement) - Groundroom. Produced for Urban Moves. REF: 626647

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

20' 7" max. x 11' 10" max. (6.27m x 3.61m)

#### Kitchen

included in reception measurement


#### Balcony

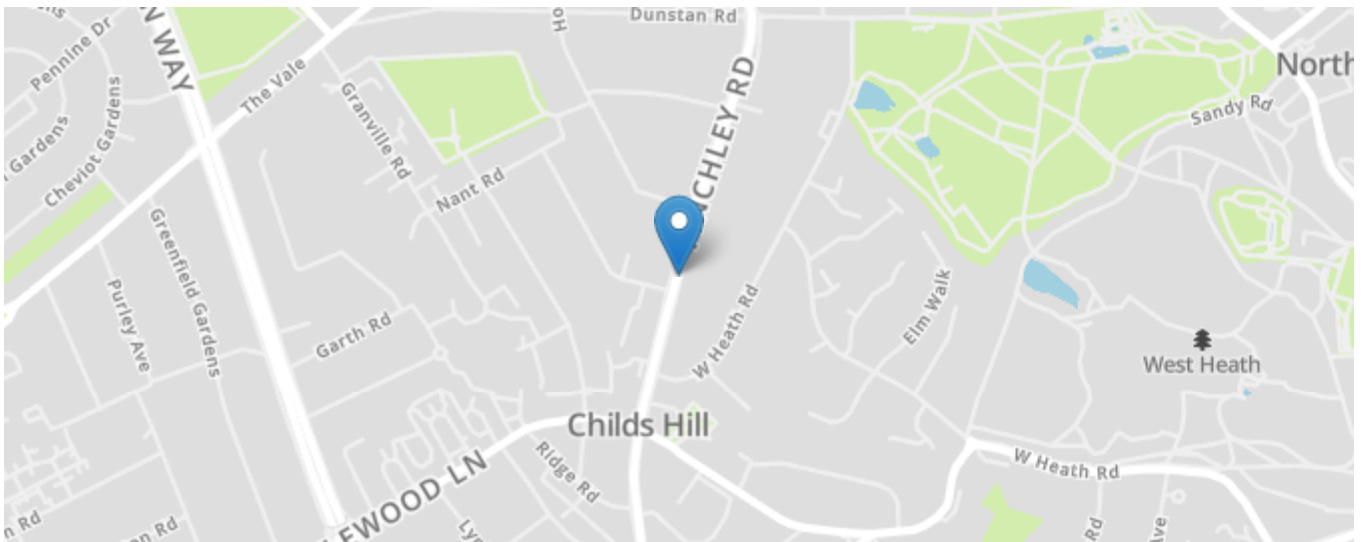
10' x 4' 2" (3.05m x 1.27m)

#### Bedroom

11' 11" min. x 10' 10" (3.63m x 3.30m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.