

est 1979



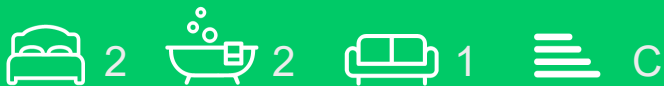
Hamilton Square, Sandringham Gardens, North Finchley

£1,850 Per Month

- Retirement Flat - age restrictions apply
- Spacious Living Room
- Kitchen
- Communal Gardens
- Two Bedrooms
- Two Bathrooms (One En-suite)
- Unallocated Off-Street Parking
- Lift

# Hamilton Square, Sandringham Gardens, North Finchley. N12 0PL

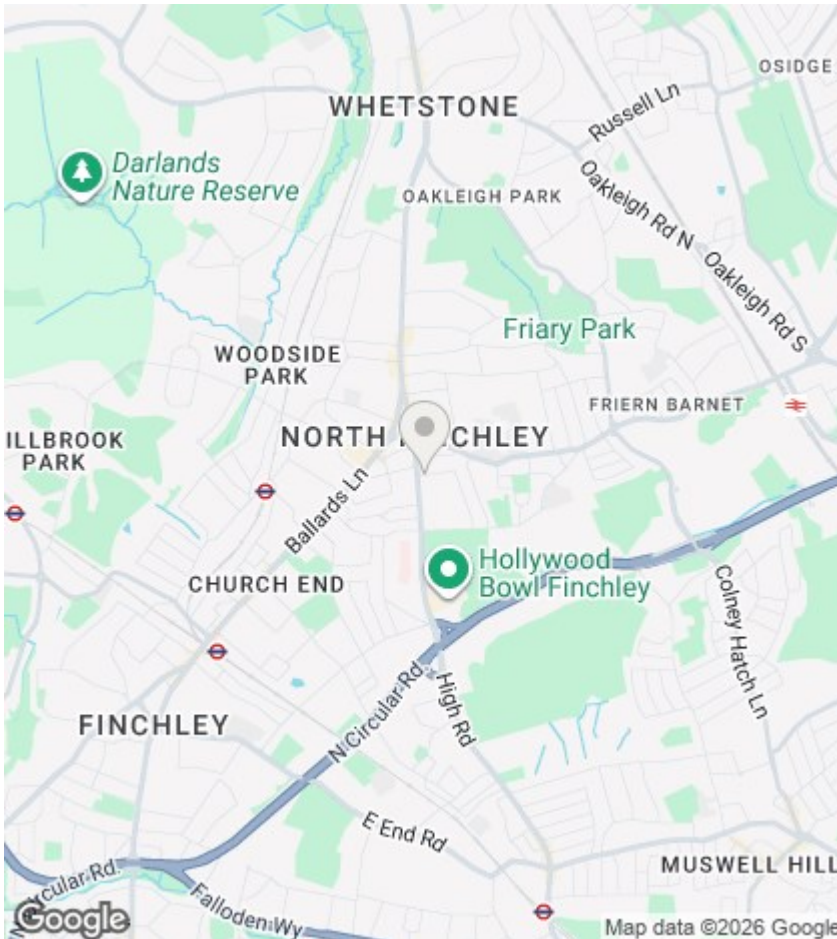
Set in this exclusive OVER 60's only development, we offer this two bedroom, two bathroom second floor RETIREMENT apartment with a double height reception room. Measuring approx. 900 square feet and recently renovated, the property offers bright and airy accommodation and is centrally located for North Finchley's transport and amenities. Available now, unfurnished.



Council Tax Band: E







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 77        |
| (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 &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

