



## Poplar Grove, London, N11 3NX

£200,000 - Leasehold

**\*\*CHAIN FREE\*\*** A very well presented 1 bedroom flat situated on the first floor of this purpose built block in a cul-de-sac location off Colney Hatch Lane. The property features a 15ft reception room and benefits include a modern, separate kitchen, unallocated off street parking, double glazing and gas central heating. The apartment is well located for New Southgate train station, a Tesco Extra and Friern Barnet Retail Park and would make an ideal first time purchase.

Lease: Expires 23/06/2082 therefore approx. 57 years remaining

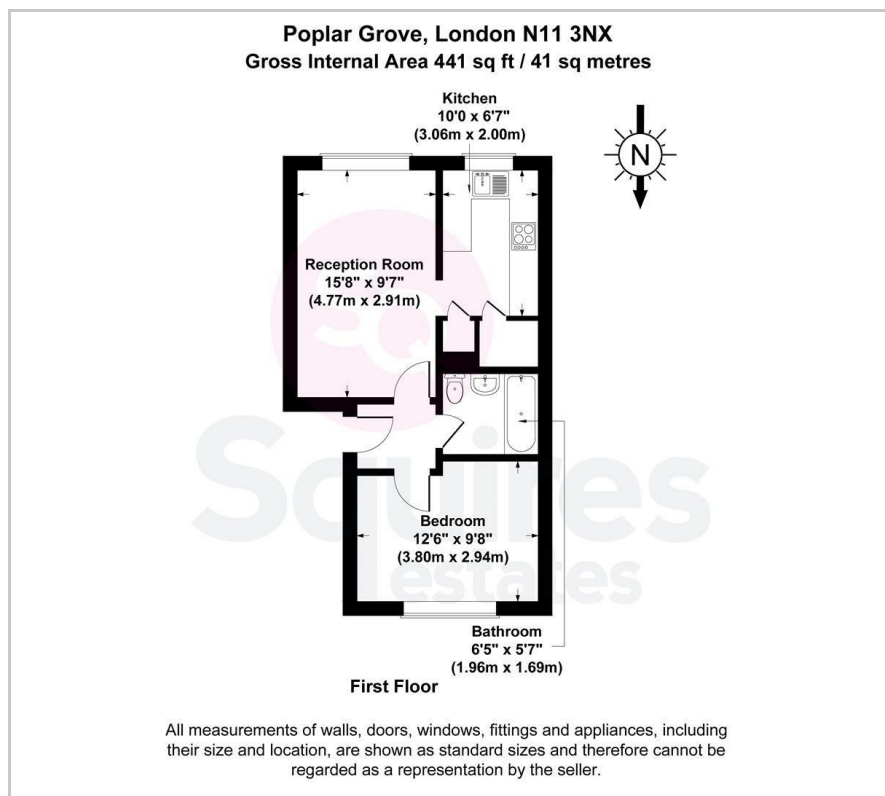
Ground Rent: £100 per annum

Service Charge: Approx. £1765 per annum

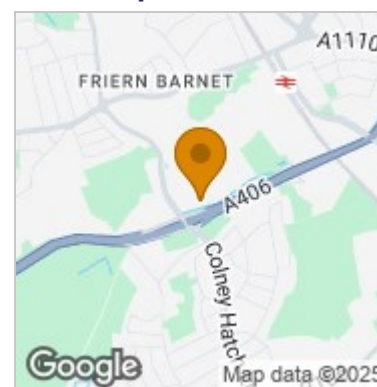
- Purpose built
- 1 bedroom
- Unallocated off street parking
- Chain free
- Gas central heating
- Double glazing
- Ideal first time purchase
- Barnet council tax band C



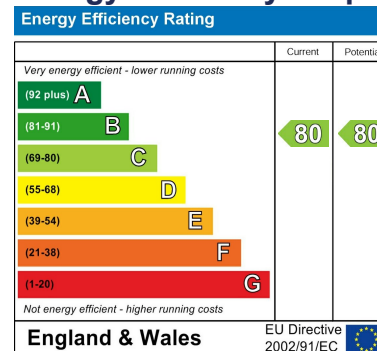
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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