



## Spencer Close | London | N3

£531 Per Week |

 2  2  1  C

**ADN**  
RESIDENTIAL

Located within the popular Spencer Close private development, this well-presented ground floor apartment offers direct access to a private patio leading onto beautifully maintained communal gardens.

Finished to a high standard throughout, the property features, wooden flooring and double glazing. The spacious reception room provides ample space for both living and dining areas. The principal bedroom benefits from a modern en-suite bathroom and a walk-in wardrobe.

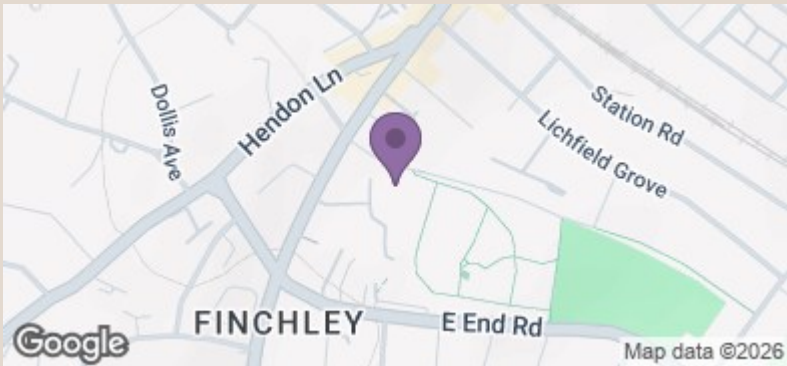
Spencer Close offers on-site security/concierge at the entrance and is conveniently located just a short walk from Finchley Central Underground Station (Northern Line). The area is well served by several bus routes and a wide range of amenities including Tesco, Sainsbury's and Waitrose, along with various shops, restaurants and leisure facilities. Nearby sports options include gyms, tennis clubs and golf courses.

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|------------------------------------------|------------------------------------|
| • Ground floor Apartment                 | • Two bedrooms                     |
| • Two bathrooms (including one en-suite) | • Spacious living/dining room      |
| • Patio                                  | • Direct access to communal garden |
| • Quiet residential location             | • 24 Hour Porter                   |
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Council Tax Band: G  
EPC: C







| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 73                      | 76        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |