



## Finchley Road | London | NW11

Asking price £475,000 | Leasehold

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**ADN**  
RESIDENTIAL

Rarely available, this superb one-bedroom, one-bathroom apartment is situated on the third floor of the highly sought-after Lexington development in NW2.

This well-appointed apartment features a bright open-plan reception room and contemporary kitchen fitted with premium Miele appliances, complemented by underfloor heating throughout. The living area opens directly onto a private balcony, providing an ideal space for relaxation and entertaining.

The property further comprises a generous double bedroom, a spacious bathroom complete with an integrated television, ample internal storage, and a separate utility cupboard located in the hallway.

Additional benefits include an allocated parking space and a private storage room in the basement.

Residents of The Lexington enjoy access to a range of excellent amenities, including a 12-hour concierge service, secure underground parking, beautifully maintained communal gardens, and a private residents' gym.

Ideally positioned on the corner of Finchley Road and Llanvanor Road, The Lexington is just a short walk from the shops, cafés, and transport links of Golders Green, while the open green spaces of Hampstead Heath are also within easy walking distance.

Tenure: Leasehold - 988 Years Remaining

Service Charge: £3,380 Per Annum

Ground Rent: £250 Per Annum

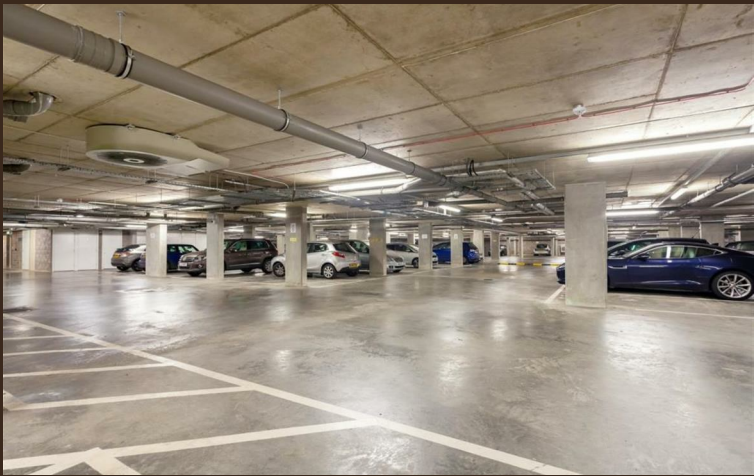
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- One Bedroom
  - Bathroom
  - Concierge
  - Storage Room
  - Open Plan Kitchen / Reception Room
  - Residents Gym
  - Allocated Parking
- 

Council Tax Band: D

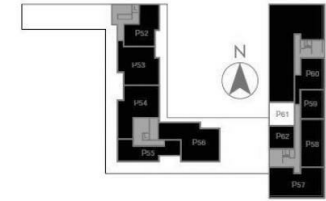
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## 1 BEDROOM APARTMENT I



Key:  
 C: Cupboard  
 W: Wardrobe  
 S: Shelves  
 F/F: Fridge Freezer

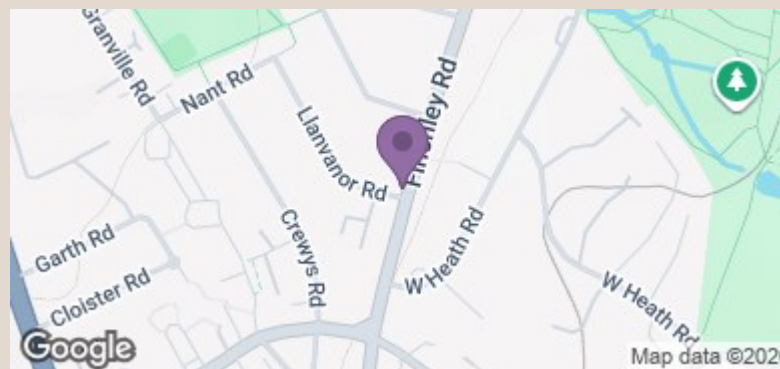
THIRD FLOOR

TOTAL AREA: 46.9m<sup>2</sup> | 504.8' sq ft

DIMENSIONS

Kitchen / Living / Dining 7.06m x 3.39m | 23'2" x 11'1"

Bedroom 1 3.43m x 2.89m | 11'3" x 9'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	

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