



## Finchley Road | London | NW11

Asking price £475,000 | Leasehold

 1  1  1  C

**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  | • Open Plan Kitchen / Reception Room |
| • Bathroom     | • Residents Gym                      |
| • Concierge    | • Allocated Parking                  |
| • Storage Room |                                      |
- 

Council Tax Band: D  
EPC: C







1 BEDROOM APARTMENT I



THIRD FLOOR

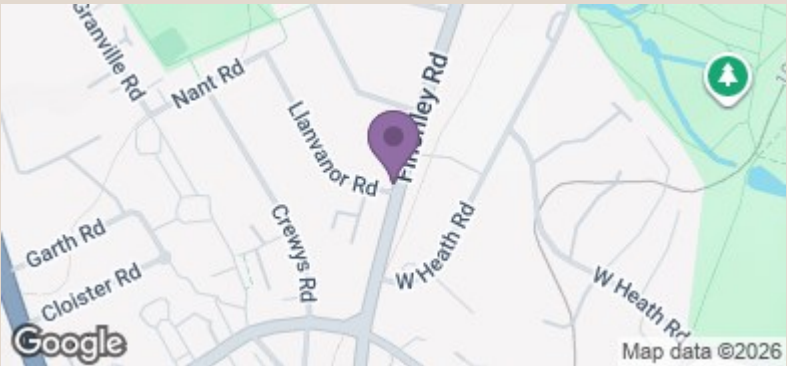
TOTAL AREA: 46.9m² | 504.8' sq ft

DIMENSIONS

Kitchen / Living / Dining 7.06m x 3.39m | 23'2" x 11'1"  
Bedroom I 3.43m x 2.89m | 11'3" x 9'6"



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



| 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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