



**Squires**  
Estates

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SALES 📞 LETTINGS 📞 MANAGEMENT



## Second Avenue, London, NW4 2RN

£360,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** Welcome to Second Avenue, Hendon - great location that could be the perfect setting for your new home! This property boasts 1 reception room, 2 bedrooms and 1 bathroom, making it an ideal space for a small family or professionals looking for a comfortable living space. Further benefits are a separate kitchen and outside space with own share of the garden.

This 710 sq ft flat conversion offers a unique opportunity to create a bespoke living space tailored to your preferences. With a share of freehold, you'll have the freedom to make this property truly your own.

Although the property requires some work, it has potential to extending the space further, subject to planning permission.

Located in a prime spot, this property benefits from being in a good location with easy access to local amenities, transport links, and green spaces. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this property offers the best of both worlds.

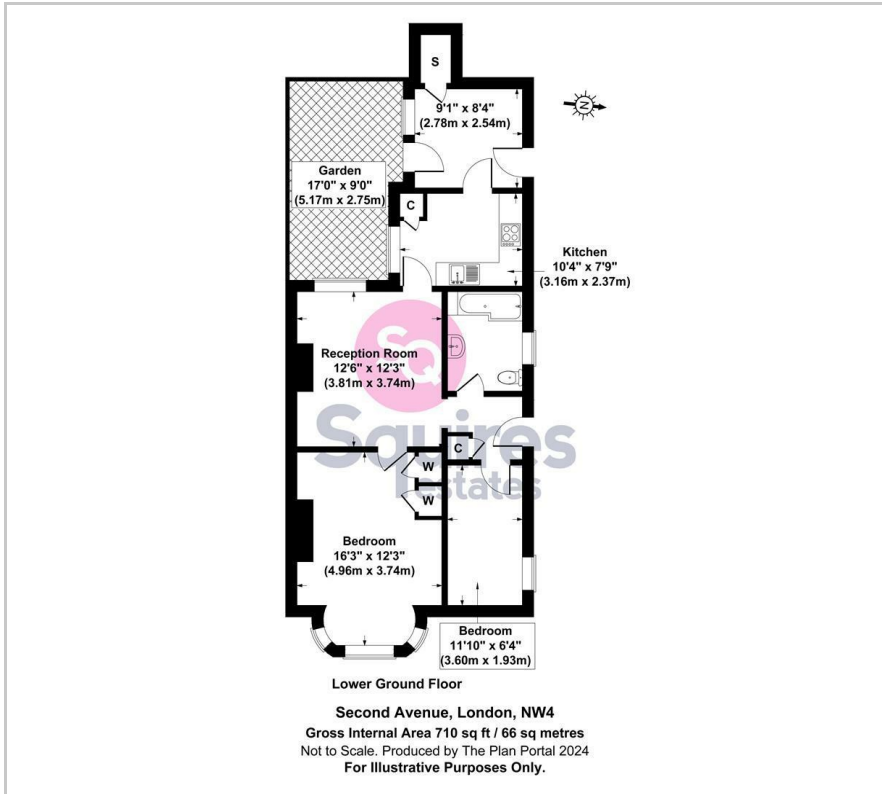
Contact Squires Estates today to arrange a viewing.

Leasehold - Share of Freehold: 999 year lease  
Ground Rent: n/a  
Service Charge: £600 per annum (£50 per month)  
Barnet Council Tax Band C

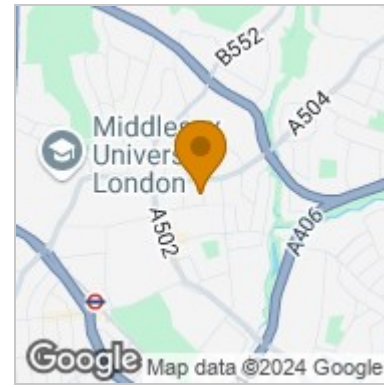
- Chain Free
- Share of Freehold
- 2 Double Bedrooms
- Separate Kitchen & Lounge
- Garden
- Further extension STPP
- Great Location
- Barnet Council Tax Band C



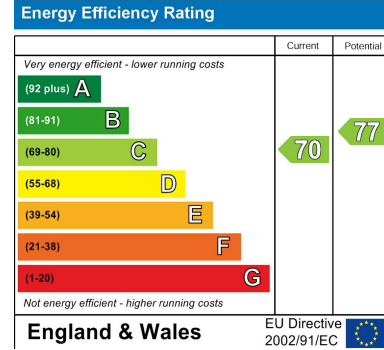
## Floor Plan



## 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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