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## Lucas Gardens, London, N2 8HJ

Offers In Excess Of £325,000 - Leasehold

**\*\*CHAIN FREE\*\*** This first-floor 2-bedroom apartment is located in a modern block in East Finchley. The property features a spacious reception/dining room, a family bathroom, and communal off-street parking. It is conveniently situated near East Finchley Underground Station (via the Northern Line) and East Finchley High Road's local shops, cafés, and amenities. This apartment is perfect for first-time buyers or as a rental investment.

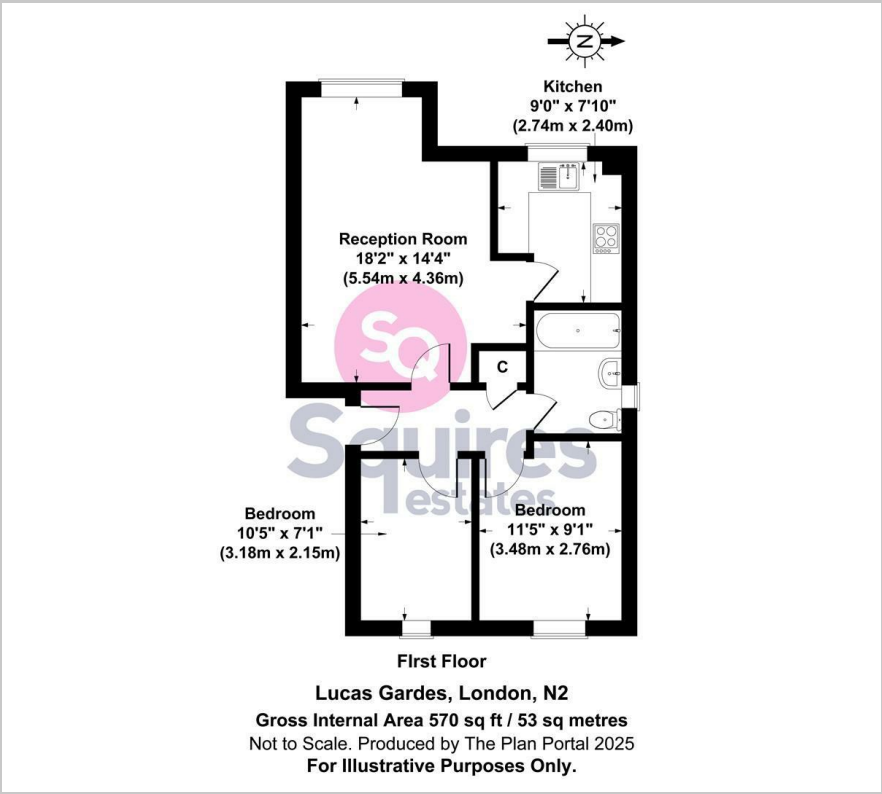
Lease: 169 years remaining  
Ground Rent: Approx £390 per annum  
Service Charge: Approx. £2000 per annum  
Barnet Council Tax Band D

- 2 Bedrooms
- 1st floor
- Large reception room
- Off street parking
- Laminate flooring
- Separate kitchen





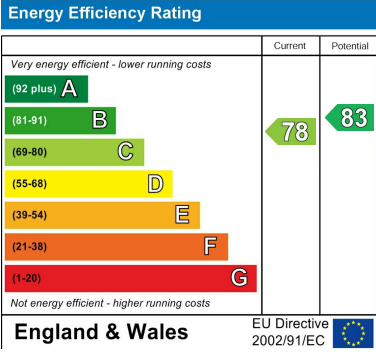
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

