



SQ  
**Squires**

## Squires Lane, London, N3 2QT

£440,000 - Leasehold

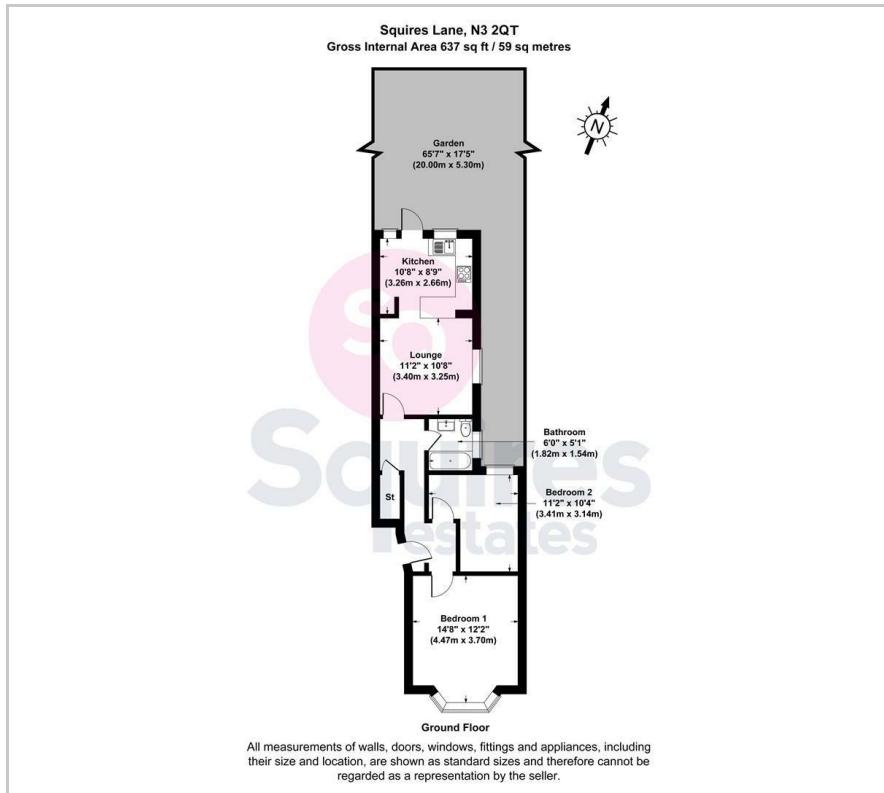
**\*\*CHAIN FREE\*\*** A fantastic, modern 2 double bedroom flat situated on the ground floor of this Victorian conversion. The property features direct access to a PRIVATE GARDEN and benefits include a separate eat-in kitchen, a contemporary bathroom and double glazing throughout. The flat is located 0.5 miles from Finchley Central Tube station and is within the catchment of both Akiva School and the Squires Lane Federation (Manorside School and Tudor School).

**Lease:** A new lease of 999 years will be granted. Once both properties in the building have been sold, a share of the freehold will be given to each owner.

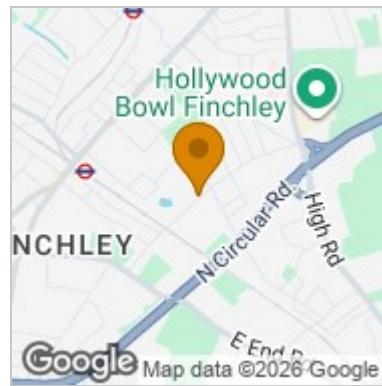
**Service Charge:** Approx. £600 per annum for building insurance

- Conversion
- 2 double bedrooms
- Private garden
- Chain free
- Close to Tube
- Close to schools and park
- Double glazing
- Barnet council tax band C

## Floor Plan

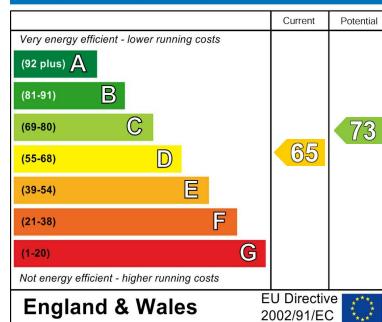


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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.

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