

www.squiresestates.co.uk
SALES • LETTINGS • MANAGEMENT



North Circular Road, London, N3 3JP

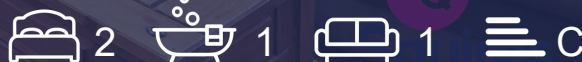
£375,000 - Leasehold - Share of Freehold

This well presented 2 bedroom apartment is located on the ground floor of this 1930s building. The residence boasts spacious living areas including a large, near-18-foot reception room and a modern kitchen with direct access to the communal gardens. Additionally, there are two generous double bedrooms, all complemented by a stylish shower room.

Situated just off the A406 on a peaceful residential street, the property is surrounded by a variety of amenities in Temple Fortune, perfectly catering to your daily needs. You will also benefit from convenient transport links, including the A406 North Circular, A1, A41, M1, and Finchley Road.

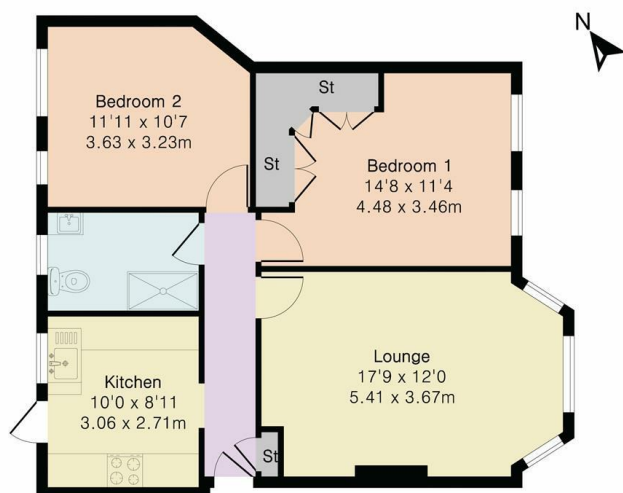
Share of Freehold with a lease of approx. 993 years remaining
Service Charge approx : £2160 per annum

- 2 Bedrooms
- Ground floor
- Separate Kitchen
- Share of Freehold
- Communal gardens
- Good transport links
- Stylish shower room
- Barnet Council tax band C



Floor Plan

Approximate Gross Internal Area 707 sq ft - 66 sq m



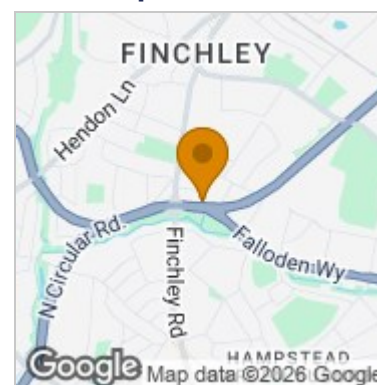
Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Squires
estates

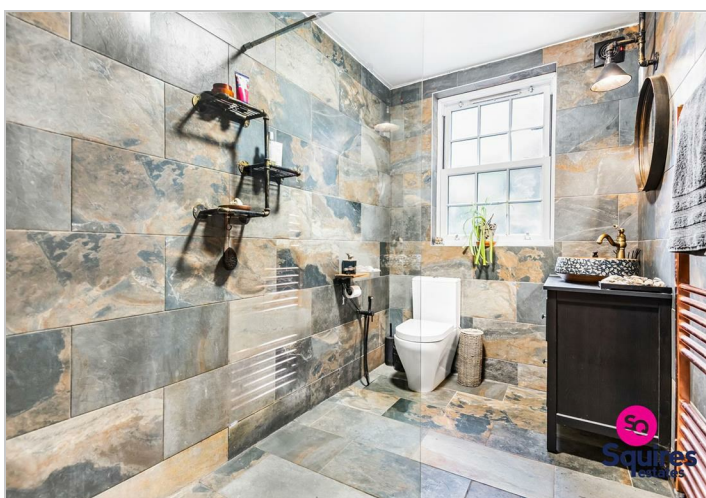
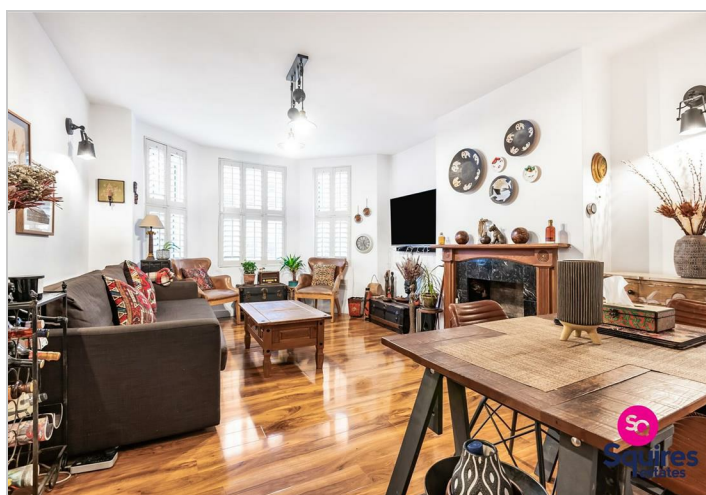
Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	



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.

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

