

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



Nether Street, London, N12 8AB

£695,000 - Leasehold

****CHAIN FREE**** A fantastic and rarely available 2 double bedroom flat occupying the entire ground floor of this double fronted Victorian villa and set back from Nether Street. Boasting 1224 sq ft of accommodation, the property features a 22ft reception room with large bay window. Further benefits include an 18ft master bedroom, a 14ft eat-in kitchen, a guest W.C., a basement, high ceilings and a private patio. With sole use of a large driveway for multiple cars and its close proximity to West Finchley Tube station and North Finchley High Road, the flat would suit a wide range of buyers.

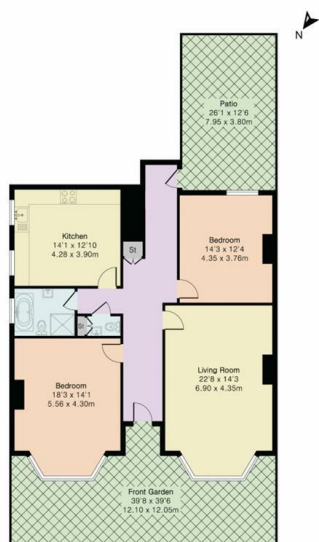
Lease: Approx. 997 years remaining
Ground Rent: Peppercorn
Service Charge: Ad-Hoc

- Victorian conversion
- 2 double bedrooms
- 1224 sq ft
- Private patio
- Basement
- Guest W.C.
- Sole use of driveway
- Chain free
- Close to Tube and shops
- Barnet council tax band D



Floor Plan

Approximate Gross Internal Area 1224 sq ft - 114 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

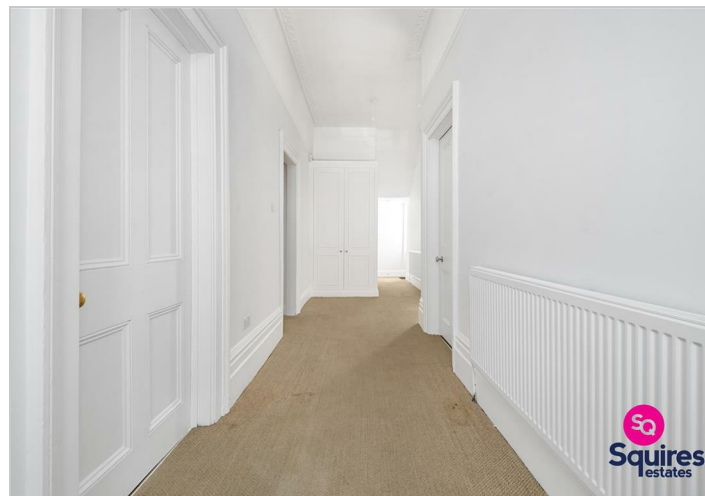
Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
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

