



SQUIRES LANE, FINCHLEY, LONDON, N3
£450,000 LEASEHOLD

**A TWO BEDROOM GROUND FLOOR PERIOD STYLE
GARDEN FLAT MODERNISED TO A VERY HIGH
STANDARD**

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DESCRIPTION:

We are pleased to offer to the market, this two bedroom ground floor period style conversion flat, conveniently located for Finchley Central underground, shopping facilities, Outstanding Ofsted Rated Primary Schools, Victoria Park and the listed Stephens House & Gardens. The property has been completely renovated to a very high standard throughout with Lutron's Smart RA2 Lighting and comprises of front garden, two double bedrooms, brand new shower room, open plan living/kitchen area looking out onto a private garden area with patio and lawn. Offered on a chain free basis. An internal viewing is highly recommended!

COUNCIL TAX: Band C

AT A GLANCE

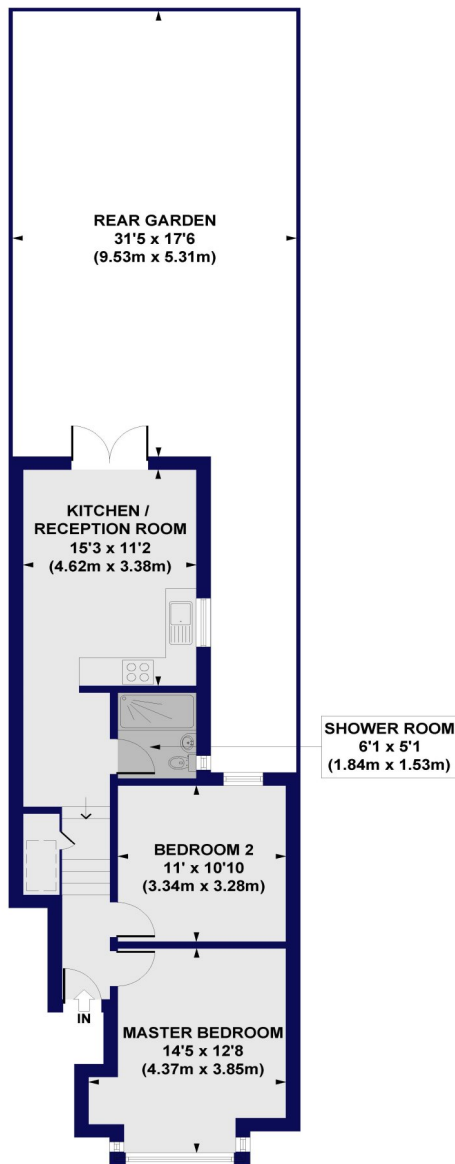
- GROUND FLOOR PERIOD STYLE CONVERSION FLAT
- NEWLY REFURBISHED
- LUTRON'S SMART RA2 LIGHTING
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN & SHOWER ROOM
- FRONT & REAR GARDENS
- CONVENIENTLY LOCATED FOR TRANSPORT & AMENITIES
- LONG LEASE





Squires Lane, N3

Approx. Gross Internal Floor Area 594 sq. ft / 55.16 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	75
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC