

Squires

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SALES LETTINGS MANAGEMENT



Princes Avenue, London, N3 2DA

£385,000 - Leasehold - Share of Freehold

CHAIN FREE A 2 bedroom flat situated on the first floor of this Edwardian conversion. The property benefits from a 16ft South-West facing reception room with feature fireplace as well as a modern kitchen and bathroom. The flat is a short walk to Ballards Lane and only 0.4 miles from Finchley Central Tube station.

Share of Freehold with a new lease of over 900 years

- **■** Conversion
- 2 bedrooms
- 16ft reception room
- Chain free
- Close to shops
- Close to Tube
- Modern kitchen and bathroom
- Barnet council tax band C



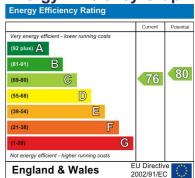
Floor Plan

Princes Avenue, N3 2DA Gross Internal Area 538 sq ft /50 sq meters Lounge 16'3" x 12'6" (4.95m x 3.80m) Bedroom 1 11'2" x 11'0" (3.41m x 3.36m) Kitchen 8'10" x 7'3" (2.70m x 2.20m) Bedroom 2 Bathroom 10'6" x 6'3" (3.20m x 1.90m) (1.80m x 1.71m) First Floor All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph











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