



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

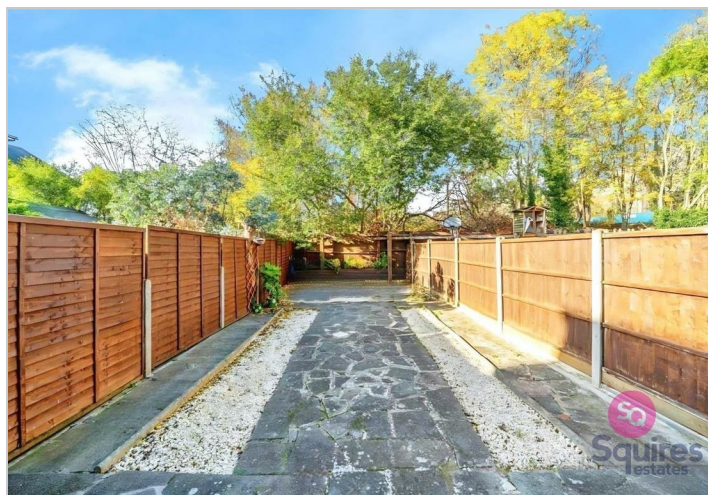
Squires Lane, N3 2QT
Gross Internal Area 637 sq ft / 59 sq metres

Ground 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.

A map of the Finchley area in London. A green pin marks 'Hollywood Bowl Finchley'. An orange pin is located on 'N Circular Rd'. The map also shows 'High Rd' and 'Finchley Rd'. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		65	73
England & Wales		EU Directive 2002/91/EC	



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