



ABSOLUTE
PROPERTY

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**15 Squires Lane, London
N3 2AN**

£680 Per Month

Absolute Property are pleased to offer this double room within this house share. This property is set on a tree lined road within easy reach of Finchley Central tube station, a short bus ride to East Finchley tube and conveniently placed for the A406. Benefits include kitchen/diner, communal gardens, bathroom, and additional shower room and comes with the added advantage of all bills included. Available mid February . Viewing highly recommended.



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KITCHEN/DINER:

24 X 9'8

Range of eye and base level units, gas cooker, dishwasher and washing machine, one and quarter bowl stainless steel sink drainer unit with mixer taps, upvc double glazed window to side aspect, upvc double glazed sliding door opening to rear garden.

BATHROOM:

(upstairs)

Comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, radiator, and two upvc double glazed frosted windows to side aspect.

SHOWER ROOM:

(downstairs)

Three piece suite comprising of low flush wc, hand wash basin, shower cubicle, radiator, and upvc double glazed window to side aspect.

GARDEN:

Patio with rest mainly laid to lawn, communal storage shed to rear of garden with electrics and lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	B	B
84	84	C	C
83	83	D	D
82	82	E	E
81	81	F	F
80	80	G	G

For energy efficiency - higher rating is better
 For environmental impact - lower rating is better