



## Squires Lane, London, N3 2QT

£490,000 - Leasehold

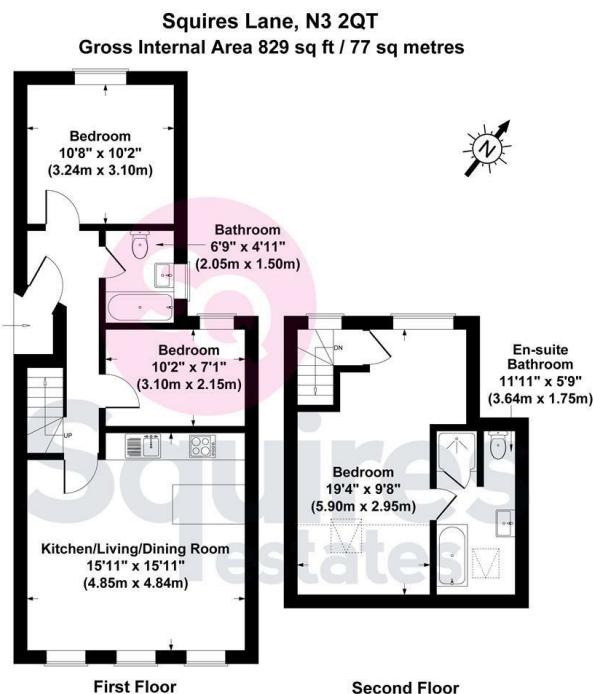
\* Chain Free \* A brand newly refurbished 3 bedroom 2 bathroom duplex apartment arranged over the 1st and 2nd floors of this Victorian conversion. On the first floor there is a lovely 15' x 15' reception room with open plan kitchen, 2 bedrooms and a family bathroom and on the second floor there is a large master bedroom with beautifully presented en-suite bathroom. The property is located close to Finchley Central's Underground station and shops and within the catchment of both Akiva School and Manorside 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

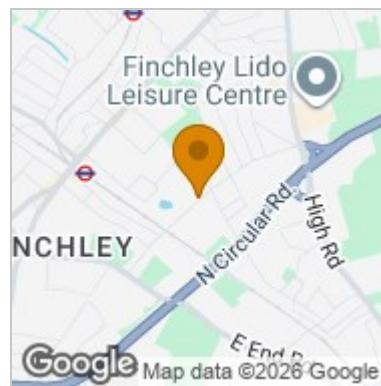
- **Brand new refurbishment**
- **3 Bedrooms**
- **Duplex apartment**
- **2 Bathrooms**
- **Chain free**
- **Council tax band C**
- **Large reception room with kitchen**
- **Close to Finchley Central**

## Floor Plan



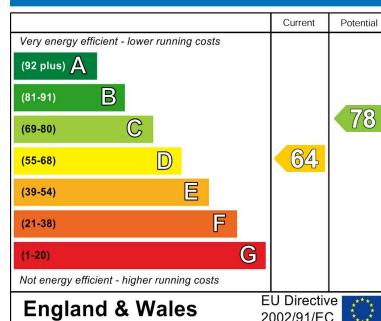
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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