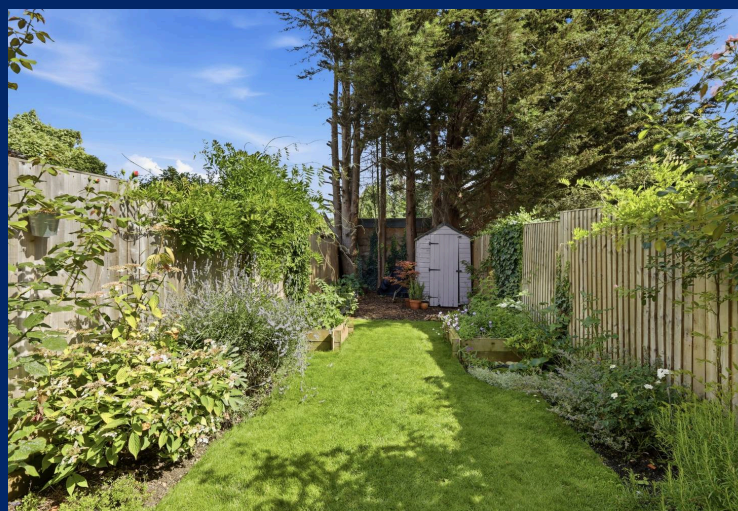
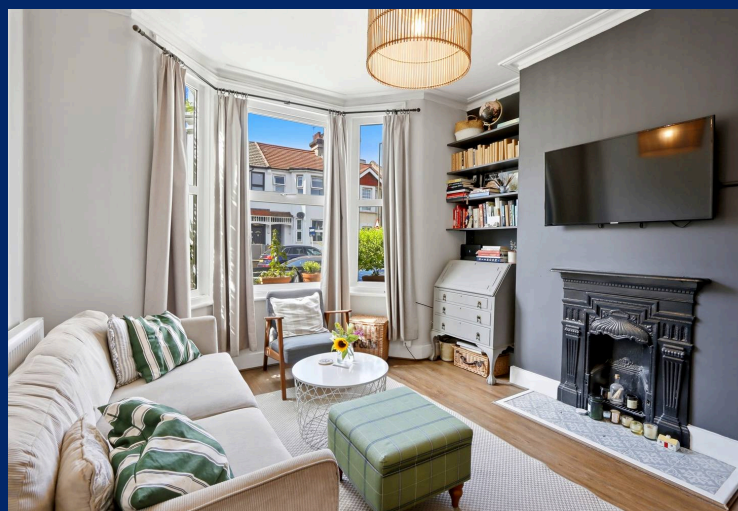




Ground Floor Flat, 223 Squires Lane, London – N3 2QS

£400,000 Leasehold

This beautifully presented one bedroom flat is situated within a charming period property, offering an appealing blend of classic features and contemporary finishes. The spacious living room benefits from elegant period details (including high ceilings, a feature fireplace and decorative cornicing), creating a welcoming atmosphere ideal for relaxation or entertaining. There is a modern kitchen with direct access to a fantastic PRIVATE garden while the stylish bathroom features quality fittings and a fresh, contemporary look. Located just a short walk from the Tube, this property offers excellent transport links for easy access to the City and West End. The flat is also conveniently close to Victoria Park, perfect for leisure and recreation. With its combination of period charm and modern convenience, this property represents an ideal first time purchase for buyers seeking a well-connected home.

Lease: Approx. 155 years – Ground Rent: Peppercorn – Service Charge: Approx. £547 per annum inclusive of building insurance

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Period property
- 1 bedroom
- Private garden
- Period features
- Modern kitchen and bathroom
- Close to Tube
- Ideal first time purchase
- Close to park



Squires Lane, N3
Date of Illustration: 10/07/2025

Approx. Gross Internal Area
487.06ft² / 45.25m²



www.squiresestates.co.uk

*Approx. Gross Internal Area excludes restricted head height areas

