



Squires Lane, Finchley, N3

 3 Bedrooms  1 Bathroom  1 Reception

£525,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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## £525,000

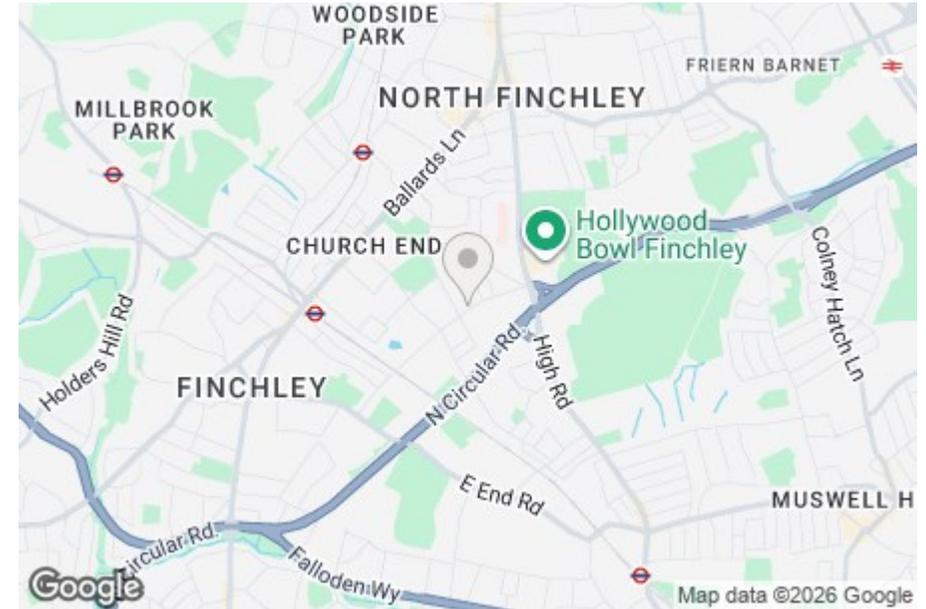
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### Key Features

- Three Bedrooms
- Ground Floor Conversion
- Modern Kitchen
- Character Features
- Private Garden
- Close Proximity to Victoria Park

### Other Information

Tenure: Freehold  
Council Tax Band: C



### Nearest Stations

Finchley Central Station 0.4 miles  
West Finchley Station 0.7 miles  
East Finchley Station 1.2 miles

### Property Description

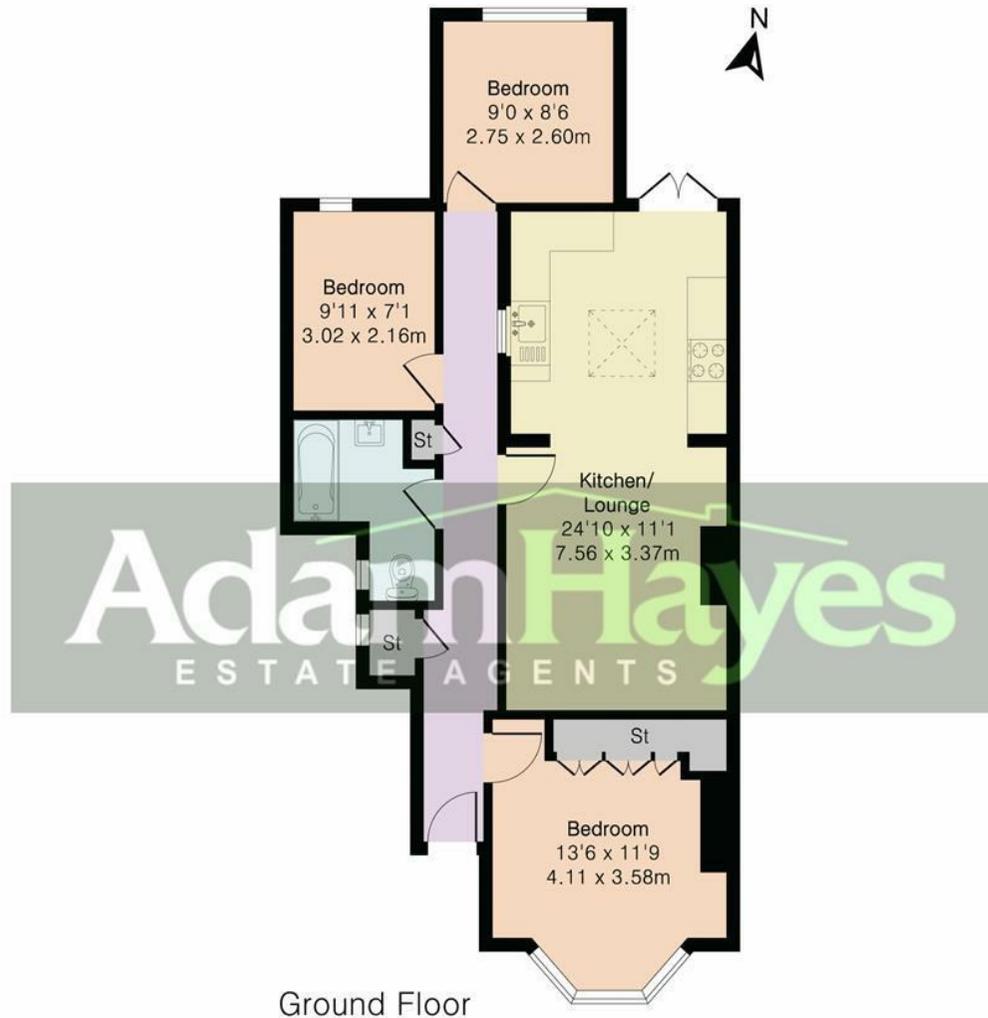
Situated within minutes' walk of Victoria Park and a selection of "Outstanding" local schools is this well-presented three bedroom ground floor conversion. The property comprises three good-sized bedrooms, including a spacious principal bedroom with bay window and fitted wardrobes, a modern three-piece family bathroom, and an impressive approximately 24ft reception room seamlessly blending into a contemporary kitchen with integrated appliances. This bright and airy living space opens directly onto a stunning private rear garden, ideal for entertaining and family living. Further benefits include high ceilings, original fireplaces, and an abundance of character features throughout. The property would make an ideal purchase for growing families or those seeking generous accommodation in a highly desirable location. To fully appreciate the space, character, and location on offer, an internal viewing is highly recommended via the vendor's main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area 749 sq ft - 70 sq m



 **DISCLAIMER**  
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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.