



Squires Lane, Finchley Central, N3

1 Bedroom 1 Bathroom 1 Reception



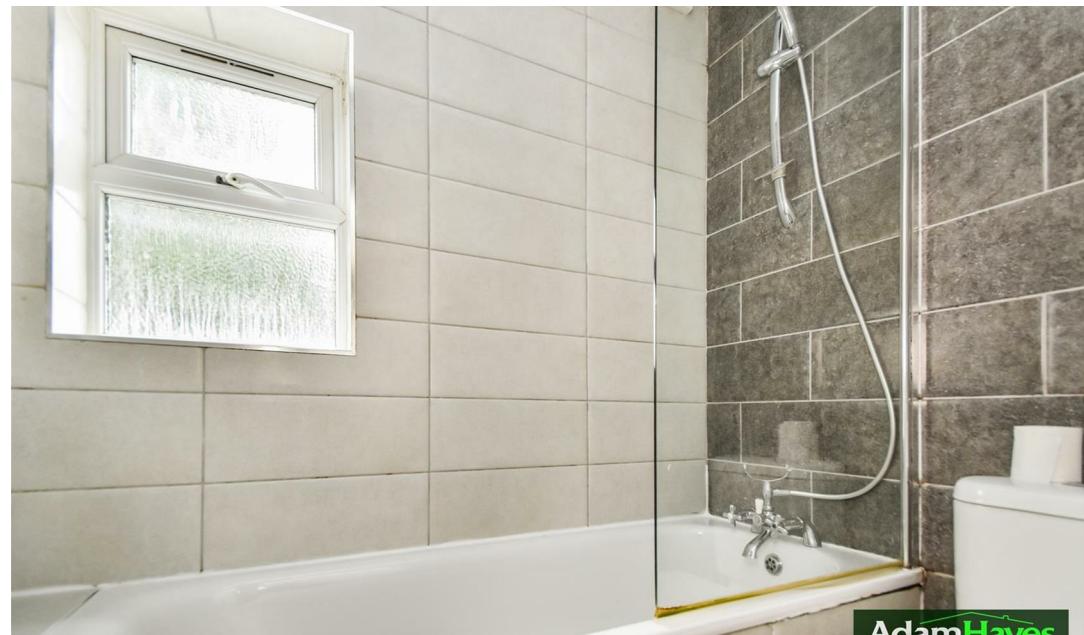
Adam Hayes
ESTATE AGENTS



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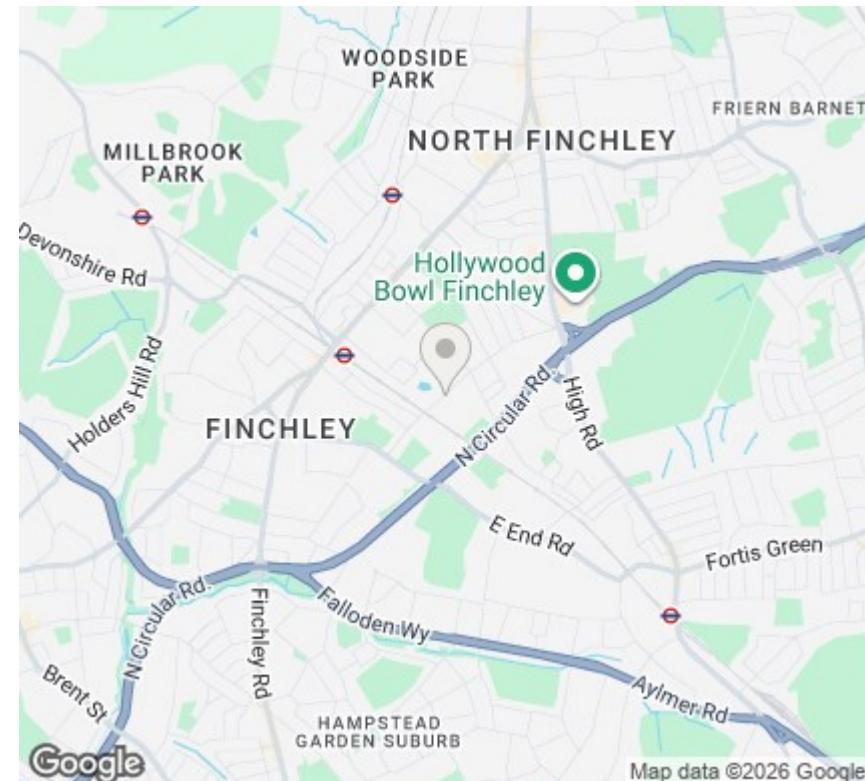
 1 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- One Bedroom Ground Floor Flat
- Eat in Size Kitchen
- Modern Bathroom
- 13ft Lounge
- Private Garden

Other Information

Council Tax Band: C
Length of Tenancy: Long Let
Deposit: £1,900



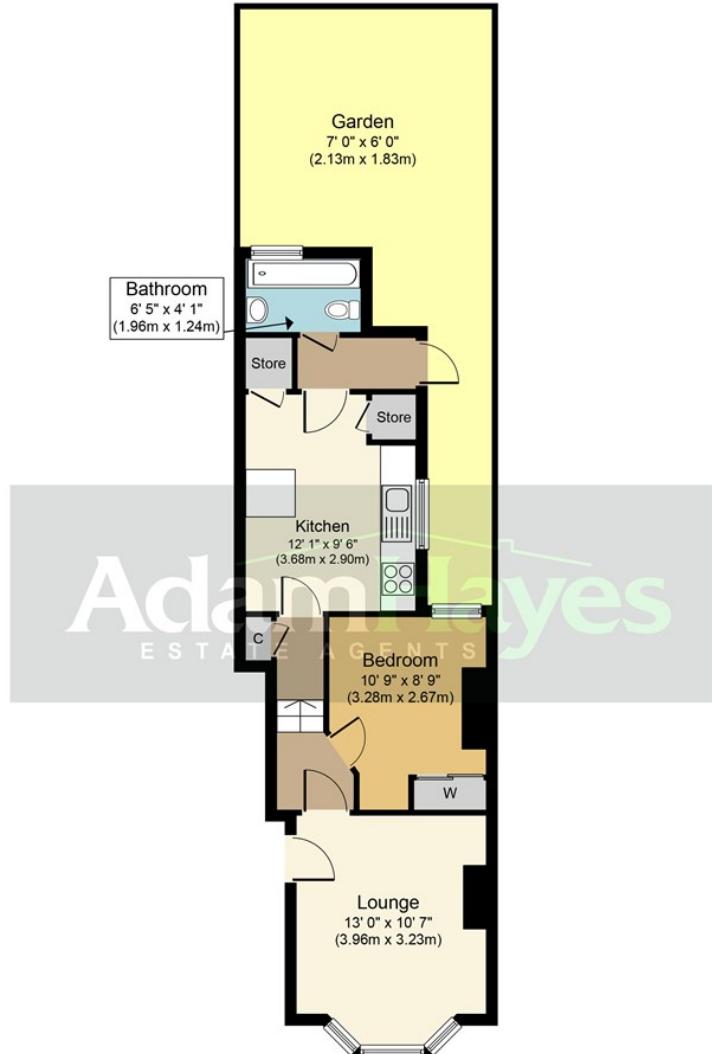
Nearest Stations

Finchley Central Station	0.4 miles
West Finchley Station	0.8 miles
East Finchley Station	1.2 miles

Property Description

This charming one-bedroom ground-floor conversion is located within easy reach of Finchley Central Tube Station and local amenities, offering a delightful living experience. The property features a spacious reception room measuring approximately 13ft, a modern eat-in kitchen perfect for casual dining, and a stylish bathroom. Additional benefits include double-glazed windows, gas central heating, and laminated wooden flooring throughout, adding a sleek touch to the interiors. The home also boasts its own section of the garden, ideal for relaxing or entertaining. Viewings are highly recommended. Contact Adam Hayes, the landlord's main agent, on 0208 445 4008 to arrange a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	
EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 441 sq. ft. (41.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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