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Silver Birch Close, London, N11 3NW

£254,950 - Leasehold

****CHAIN FREE**** A very well presented 1 bedroom flat situated on the ground floor of this purpose built block in a cul-de-sac location off Colney Hatch Lane. The property features a 15ft reception room and benefits include a modern, separate kitchen, unallocated off street parking, double glazing and gas central heating. The apartment is well located for New Southgate train station, a Tesco Extra and Friern Barnet Retail Park and would make an ideal first time purchase.

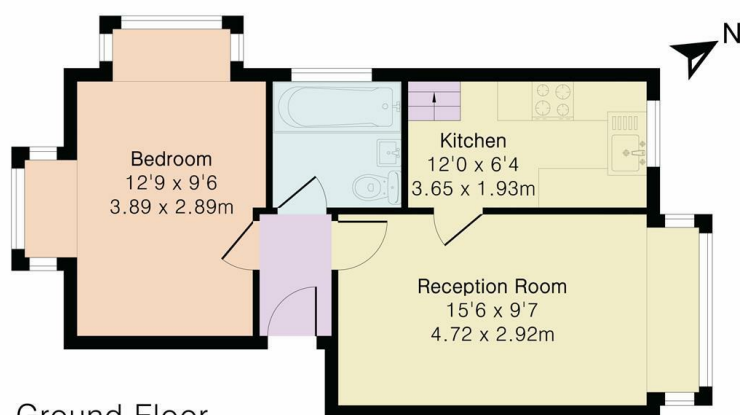
Lease: 147 year lease
Ground Rent: Peppercorn
Service Charge: Approx. £1600
Council tax band C

- One bedroom
- Long lease
- Council tax band C
- Purpose built block
- Ground floor
- Chain free



Floor Plan

Approximate Gross Internal Area 469 sq ft - 44 sq m

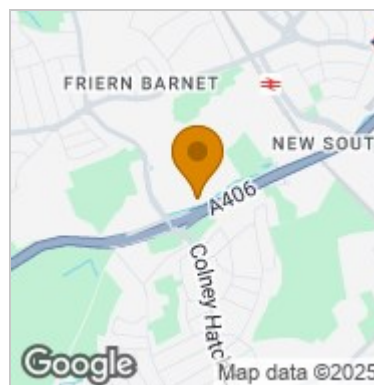


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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

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