



## Nether Street, London, N12 8AB

£695,000 - Leasehold

**\*\*CHAIN FREE\*\*** A fantastic and rarely available 2 double bedroom flat occupying the entire ground floor of this double fronted Victorian villa and set back from Nether Street. Boasting 1224 sq ft of accommodation, the property features a 22ft reception room with large bay window. Further benefits include an 18ft master bedroom, a 14ft eat-in kitchen, a guest W.C., a basement, high ceilings and a private patio. With sole use of a large driveway for multiple cars and its close proximity to West Finchley Tube station and North Finchley High Road, the flat would suit a wide range of buyers.

Lease: Approx. 997 years remaining

Ground Rent: Peppercorn

Service Charge: Ad-Hoc

- Victorian conversion
- 2 double bedrooms
- 1224 sq ft
- Private patio
- Basement
- Guest W.C.
- Sole use of driveway
- Chain free
- Close to Tube and shops
- Barnet council tax band D



## Floor Plan

Approximate Gross Internal Area 1224 sq ft - 114 sq m



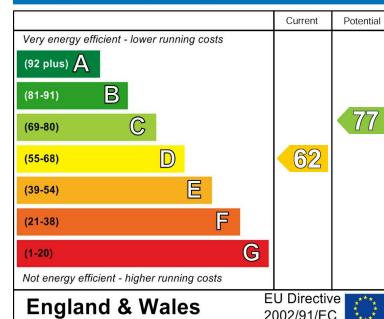
Ground Floor

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



England & Wales

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.

Squires  
estates



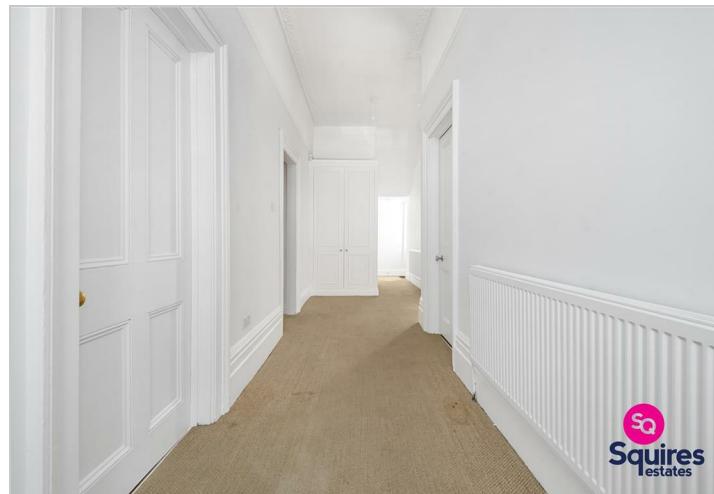
Squires  
estates



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