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Squires estates

Ballards Lane, Finchley, N3 1NL

£425,000 - Leasehold - Share of Freehold

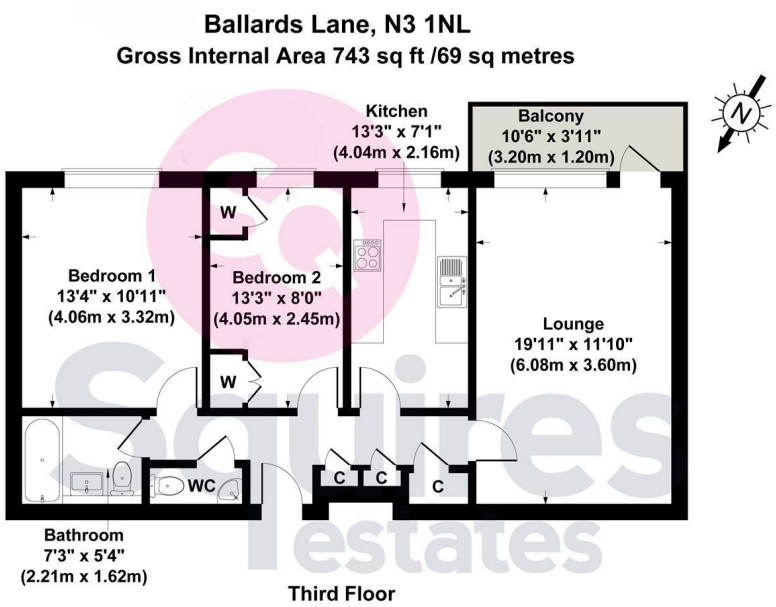
CHAIN FREE A 2 double bedroom flat situated on the third floor (lift) of this popular purpose built block. The property features a near-20ft reception room with parquet flooring and direct access to a private balcony with Southerly aspect. Further benefits include a modern 13ft kitchen, a guest W.C., extensive storage, communal gardens and first come first serve off street parking. The flat is located just 0.3 miles from West Finchley Tube station and is a short walk from Victoria Park and the shops of Ballards Lane.

Share of Freehold with a lease of approx. 949 years
Ground Rent: N/A
Service Charge: £2423.24 per annum including building insurance

- **Purpose built flat**
- **Two double bedrooms**
- **Balcony**
- **Communal gardens**
- **Off street parking**
- **Lift**
- **Chain free**
- **Barnet council tax band E**

2 1 1 C

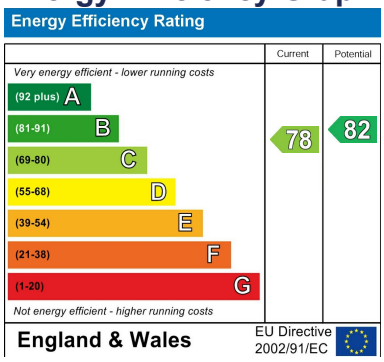
Floor Plan



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map

Energy Efficiency Graph



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

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