



## Second Avenue, London, NW4 2RN

£325,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** Second Avenue, Hendon - a great location that could be the perfect setting for your new home! This property boasts a reception room, 2/ 3 bedrooms & bathroom, making it an ideal space for a small family or professionals looking for a comfortable living space. Further benefits are a separate kitchen and outside space with own share of the garden.

This 710 sq ft flat conversion offers a unique opportunity to create a bespoke living space tailored to your preferences. With a share of freehold, you'll have the freedom to make this property truly your own.

Although the property requires some work, it has potential to extending the space further, subject to planning permission.

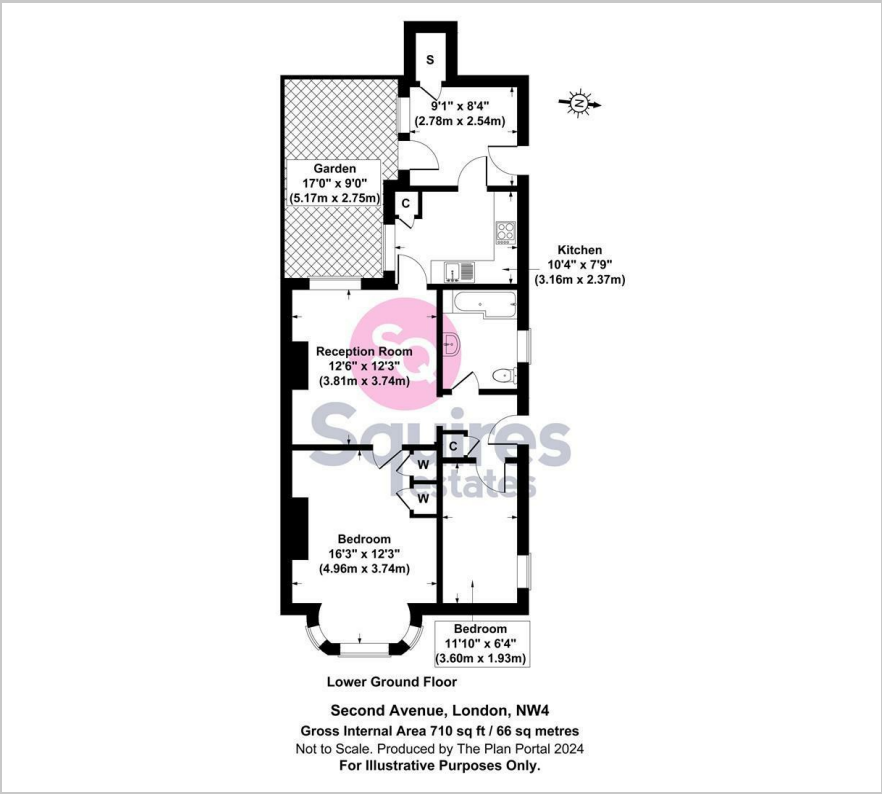
Located in a prime spot, this property benefits from being in a good location with easy access to local amenities, transport links, and green spaces. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this property offers the best of both worlds.

Contact Squires Estates today to arrange a viewing.

Leasehold - Share of Freehold: 999 year lease  
Ground Rent: n/a  
Service Charge: £600 per annum (£50 per month)  
Barnet Council Tax Band C

- Chain Free
- Share of Freehold
- 2/ 3 Bedrooms
- Separate Kitchen & Lounge
- Garden
- Further extension STPP
- Great Location
- Barnet Council Tax Band C

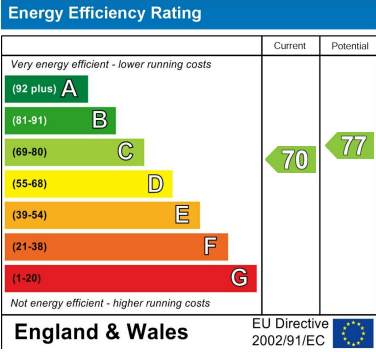
Floor Plan



Area Map



Energy Efficiency Graph



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