



Winkworth

Ballards Lane, London, N3

£275,000 *Leasehold*



We are pleased to offer this first floor flat, offering circa 740 sq.ft of living space, and ideally located for all the amenities on Ballards Lane, Victoria Park and transport links, such as Finchley Central underground station.

#### KEY FEATURES

- Set above commercial premises
- First floor
- Large Hallway
- Reception room
- Two bedrooms
- Kitchen & Bathroom
- No service charge



Winkworth



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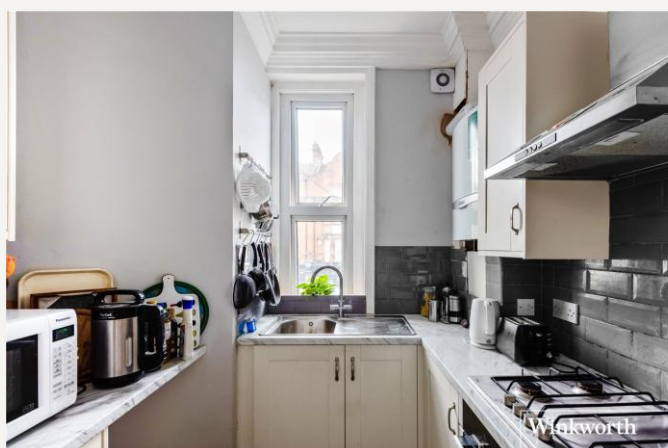
Finchley

020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



The property is comprised of a large hallway, two bedrooms, one reception, fitted kitchen and bathroom.

Further benefits include double glazing.  
An internal viewing is highly recommended.





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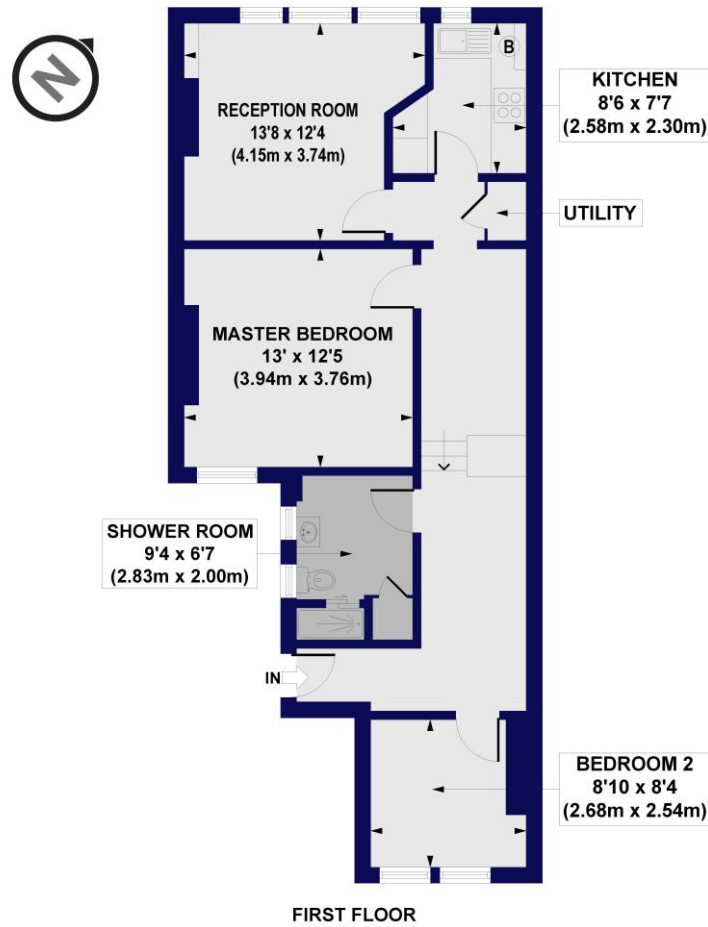


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## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 92 year and 10 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 100 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** C

**Ballards Lane, N3**  
Approx. Gross Internal Floor Area 741 sq. ft / 68.81 sq. m

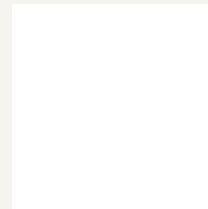


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN250209>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Finchley**

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