



Ballards Lane, London, N3

£425,000 *Leasehold*

1 1 1

Set in an ideal location for local amenities, Victoria Park and transport links, such as Finchley Central and West Finchley underground stations, we are pleased to offer this modern one bedroom, purpose built flat - offering 737 sqft of living space.

KEY FEATURES

- Modern block
- Third floor with lift
- Open plan living
- Large bedroom
- Modern fitted kitchen & bathroom
- Storage throughout
- Private Terrace



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The property offers good living accommodation and comprises of an open plan living/ dining / modern fitted kitchen area, spacious bedroom with fitted wardrobes, modern fitted bathroom and access to a large terrace area with wonderful views. Further benefits include a long lease, lift in block, and being sold on a chain free basis. An internal viewing is highly recommended.

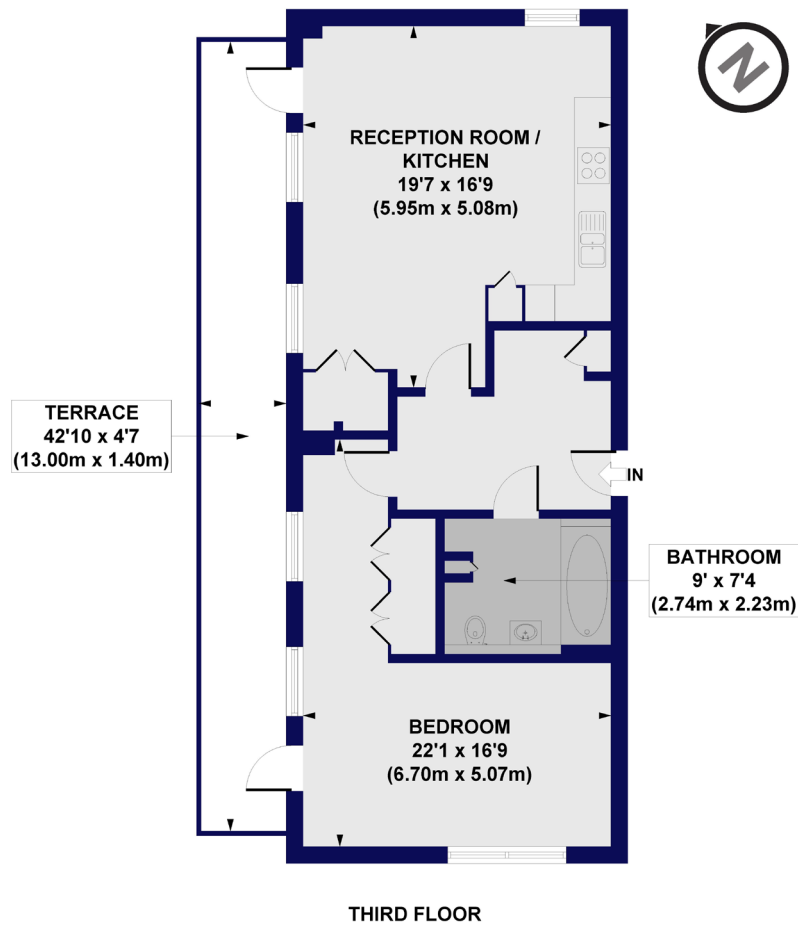




MATERIAL INFO

Tenure: Leasehold
Term: 245 year and 0 months
Service Charge: £2820 per annum
Ground Rent: £ 350 Annually (subject to increase)
Council Tax Band: D
EPC rating: B

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Approx. Gross Internal Floor Area 737 sq. ft / 68.50 sq. m

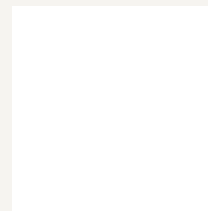


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/FIN250250>

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.

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