



**BALLARDS LANE, FINCHLEY, LONDON, N3**  
**£475,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED SPACIOUS TWO DOUBLE  
 BEDROOM FIRST FLOOR APARTMENT SET IN A  
 PERIOD STYLE DWELLING**

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





## DESCRIPTION:

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 to the market this recently refurbished first floor period style apartment. At over 800 sq.ft this spacious and beautifully presented property comprises large entrance hall (currently used as an office and exercise space), front reception room, two double bedrooms, fully fitted eat-in kitchen and shower room. Thanks to the high ceilings and large windows, the property is light and airy and provides generous storage throughout. Further benefits include newly fitted double glazing, newly installed boiler, an allocated parking space and a share of the freehold. An internal viewing is highly recommended!

**COUNCIL TAX:** Band D

## AT A GLANCE

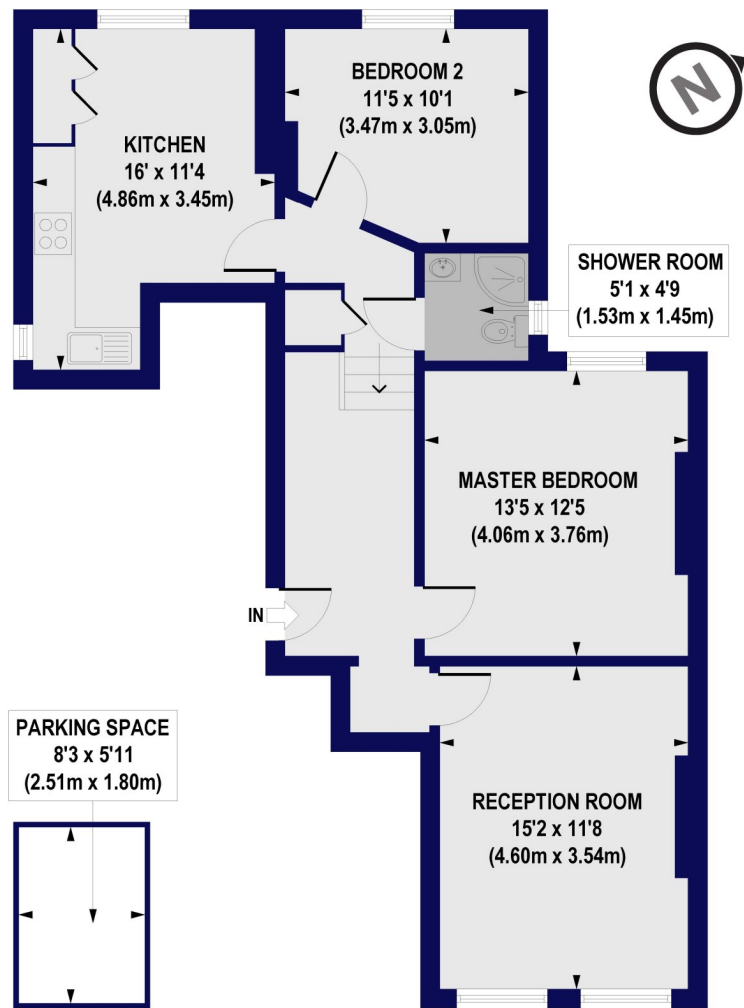
- Set in a period style dwelling
- Recently refurbished to high standard
- First floor \* High Ceilings
- Two double bedrooms
- Brand new integrated kitchen
- Newly fitted double glazing
- Newly installed boiler
- Allocated parking space
- Share of Freehold







**Ballards Lane, N3**  
**Approx. Gross Internal Floor Area 809 sq. ft / 75.19 sq. m**



**FIRST FLOOR**

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.

