



## Ballards Lane, London, N3

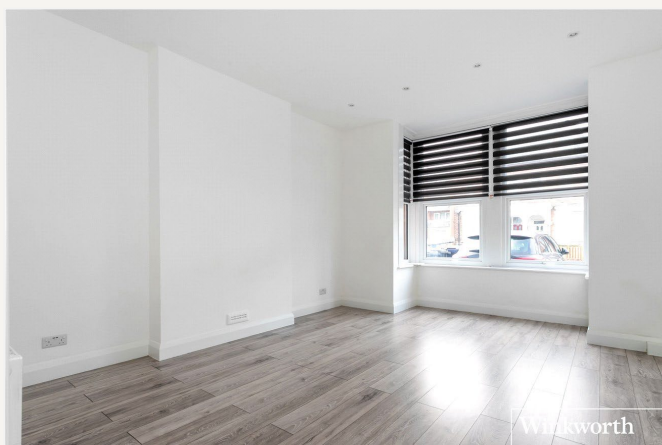
£500,000 *Leasehold*



Situated in the heart of Finchley and within a short walking distance to West Finchley & Finchley Central Underground Station (Northern Line) is this tastefully designed two-bedroom ground floor apartment with a private garden. The property benefits from an approx. 16ft master bedroom, high ceilings, wooden flooring, an approx. 18ft reception room with side access to the garden, a modern and fully fitted kitchen and a three-piece bathroom suite.

### KEY FEATURES

- Two Bedroom
- Ground Floor Apartment
- Modern Fitted Kitchen
- Private Garden
- Off Street Parking
- Short Walking Distance to amenities & transport links



### Finchley

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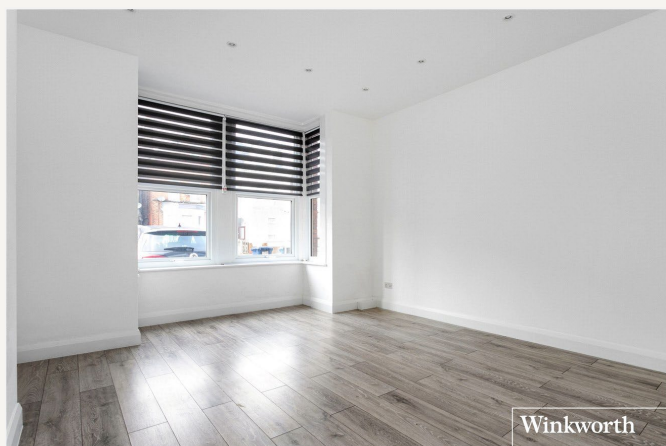
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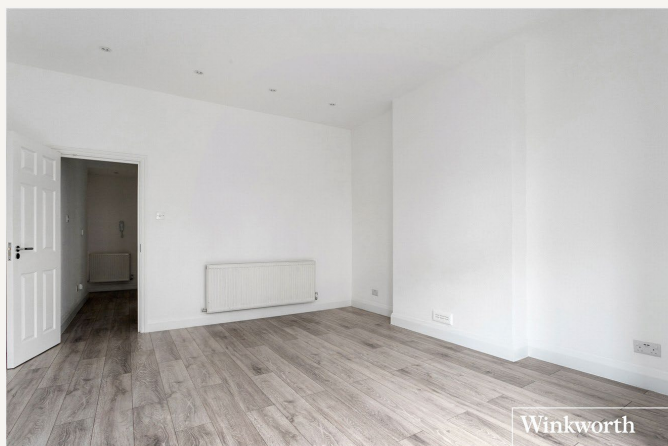




The kitchen is a bespoke designer kitchen, made to measure  
 The property best suits First Time Buyers or those looking to downsize as it offered on a chain free basis. Further benefits include gas central heating and a driveway.  
 There is development potential – STPP  
 To really appreciate the location, condition and size of this property, an internal viewing is highly recommended.



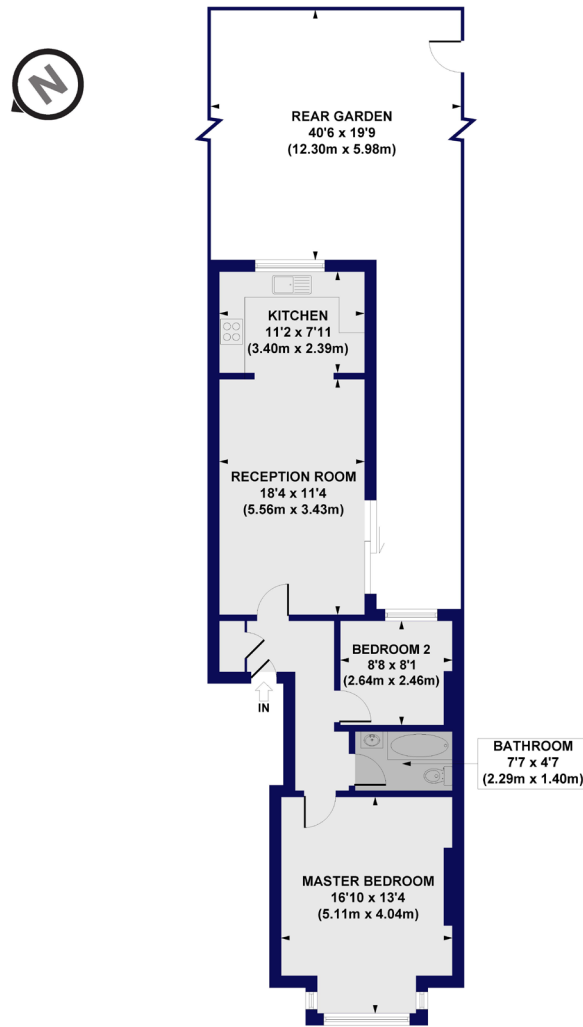




## MATERIAL INFO

**Tenure:** Leasehold  
**Service Charge:** £75 per month  
**Ground Rent:** £0  
**Council Tax Band:** D  
**EPC rating:** D

# **Ballards Lane, N3** **Approx. Gross Internal Floor Area 700 sq. ft / 65.00 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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/FIN250401>

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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