



BALLARDS LANE, FINCHLEY, LONDON, N3
£425,000 LEASEHOLD

**A SPACIOUS FOUR BEDROOM, FLAT
 OFFERING OVER 1000 SQ FT OF LIVING
 SPACE.**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

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DESCRIPTION:

We are pleased to offer this spacious, first floor, flat boasting over 1000 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. The property is comprised of two options, being a four bedroom with one reception, or the option of having three bedrooms and two reception rooms.

The spacious flat requires modernisation throughout, but it has the scope to be a wonderful home.

Further benefits include double glazing, parquet flooring and original features throughout.

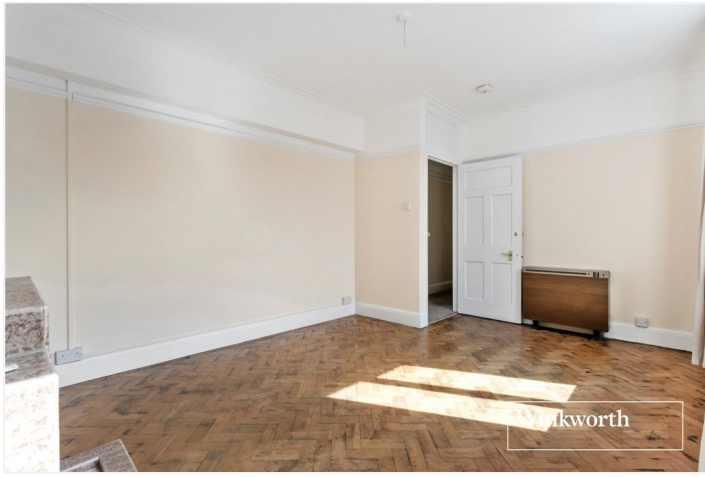
Offered on a chain free basis.

An internal viewing is highly recommended.

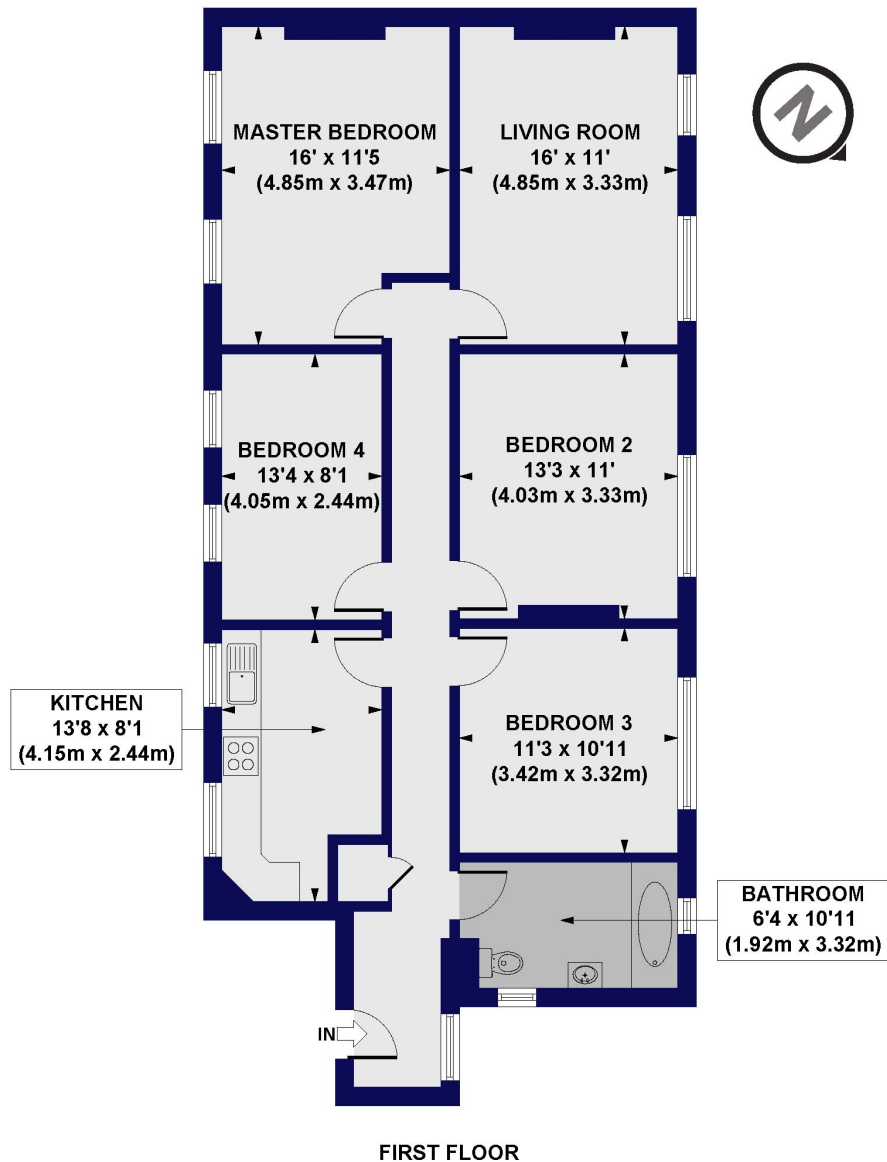
AT A GLANCE

- Ideal location for amenities & transport links
- First floor
- Over 1000 sq ft of living space
- Three / Four bedrooms
- Option of having two reception rooms
- Original features
- Chain free





Ballards Lane, N3
Approx. Gross Internal Floor Area 1090 sq. ft / 101.31 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold

Term: 85 Years approximately

Ground Rent: £75

Council Tax Band: C

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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