

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

**A WELL-PRESENTED FIRST FLOOR TWO
BEDROOM FLAT SET IN A POPULAR
DEVELOPMENT**

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DESCRIPTION:

We are pleased to offer this well-presented first floor two bedroom flat set in a popular development on Ballards Lane. The property is located within easy access to amenities and transport links, such as West Finchley underground and Moss Hall Primary School. The property comprises spacious reception room, modern kitchen, two double bedrooms and shower room. Further benefits include original parquet flooring throughout, lovely well-kept communal gardens and a share of the freehold. This would be an ideal purchase for a first-time buyer or buy-to-let investor. An internal viewing is highly recommended!

COUNCIL TAX

Band D

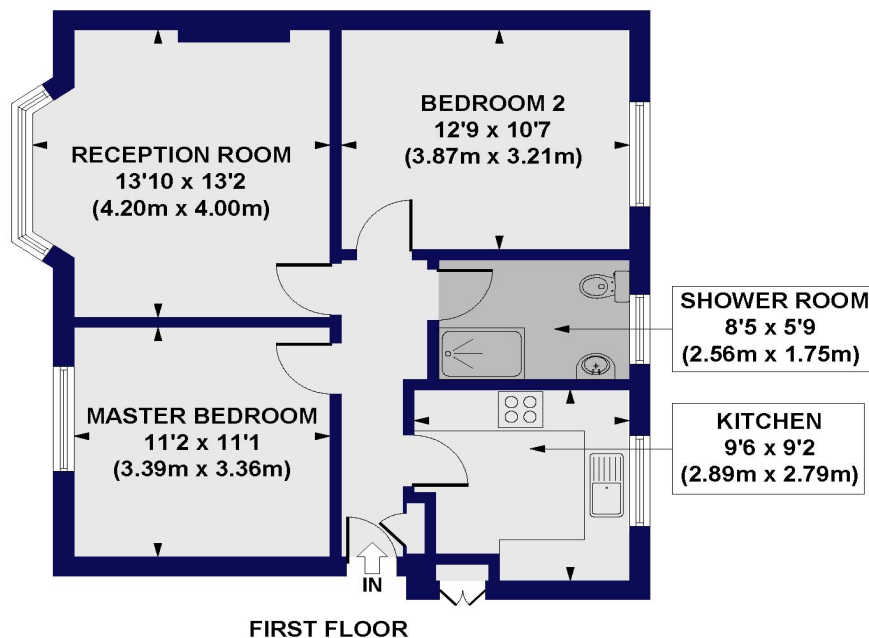
AT A GLANCE

- Purpose built development
- First floor
- Modern kitchen
- Two double bedrooms
- Parquet flooring throughout
- Residents' Parking
- Share of freehold
- Offered chain free





Finchley Court, Ballards Lane, N3
Approx. Gross Internal Floor Area 637 sq. ft / 59.18 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	