



## Ballards Lane, Finchley, N3 2BU

£450,000 - Leasehold

**\*\*CHAIN FREE\*\*** A beautifully re-decorated and modernised 3-bedroom flat situated on the first floor above commercial premises on the vibrant Ballards Lane. This spacious property has seen significant upgrades in both the kitchen and bathroom. It features three generous double bedrooms, a stylish and fully integrated separate kitchen, a contemporary fully tiled bathroom, and a bright living area.

Just a short walk from Finchley Central Station, the apartment boasts excellent transport links as well as the convenience of local shops, cafes, and restaurants right at your doorstep. With nearby green spaces enhancing its appeal, this home is perfect for professionals, couples, or small families seeking a well-connected and lively location.

Lease: 166 Years remaining  
Ground Rent: Peppercorn  
Service Charge: £750 building Insurance premium  
Barnet Council Tax Band C

- 3 Double bedrooms
- Excellent condition
- Chain free
- First floor
- Stylish Bathroom
- Modern Kitchen
- Good transport Links
- Barnet Council Tax band C



## Floor Plan

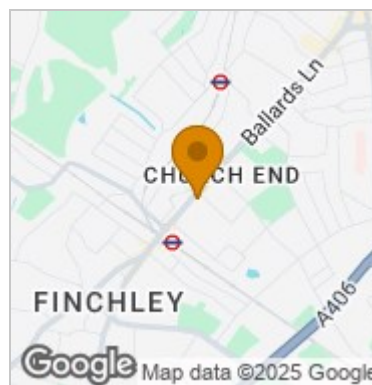
Ballards Lane, London N3 2BU  
Gross Internal Area 828 sq ft / 77 sq metres



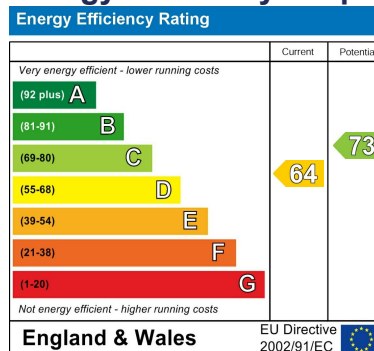
First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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