

Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Ballards Lane, Finchley Central, N3

OIEO £475,000

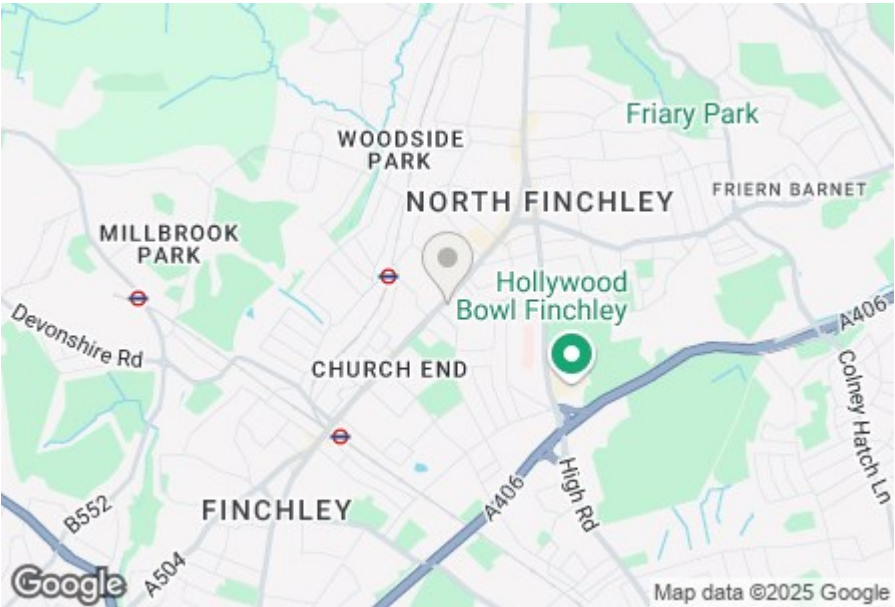
 2 Bedrooms  1 Bathrooms  1 Receptions

Key Features

- Two double bedrooms
- First Floor
- Parking
- Communal Gardens
- Character Conversion
- Modern Kitchen

Other Information

Tenure: Leasehold
Length of Lease: 105
Years Ground Rent: NA
Service Charge: NA
Council Tax Band: D



Nearest Stations

West Finchley Station	0.2 miles
Finchley Central Station	0.6 miles
Woodside Park Station	0.7 miles

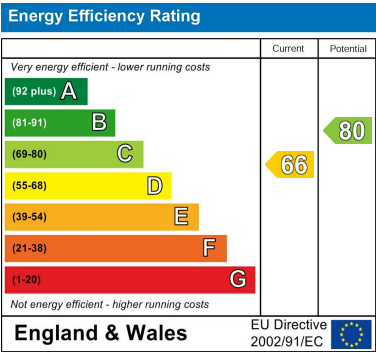
Property Description

Set back from Ballard's Lane and just minutes' walk from local shops, West Finchley Tube Station, and various amenities, this well-presented two-bedroom first-floor conversion offers both convenience and comfort. The property boasts an impressive 17ft reception room, ideal for both relaxation and entertaining guests.

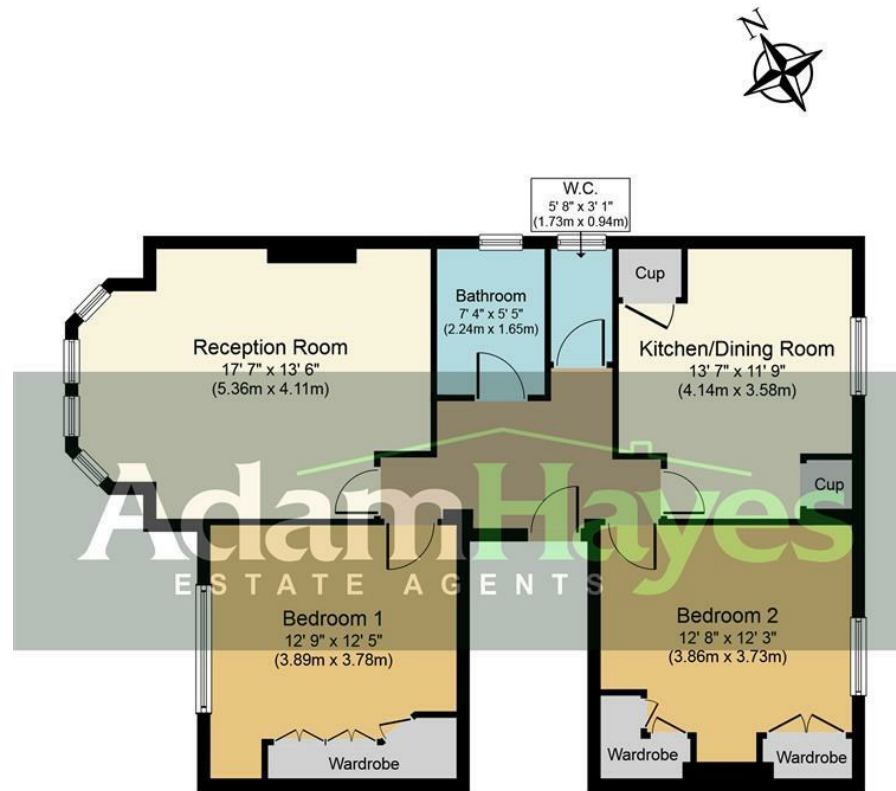
The modern kitchen is well-equipped with contemporary essentials, ensuring a practical and stylish cooking space. Additional features of this charming residence include off-street parking and access to communal gardens, providing extra convenience and outdoor space. Double glazing throughout contributes to a peaceful and energy-efficient home environment.

This residence combines spaciousness with style, making it an excellent choice for a variety of buyers. Whether you're a first-time buyer or looking for a comfortable and well-located home, this property has much to offer.

To truly appreciate the size, condition, and prime location of this exceptional property, an internal viewing is highly recommended. Contact the vendor's main agents, Adam Hayes Estate Agents, to arrange a viewing and experience all that this delightful home has to offer.



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk



Approximate Floor Area
840 sq. ft.
(78.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2017 | www.houseviz.com

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.