


est 1979

 Jeremy  
Leaf & Co.



## Littlecourt,, Flat 2 Ballards Lane, London, N12 0ES

£435,000

- Lease - 999 years remaining
- 0.6 miles to West Finchley tube station
- Separate bathroom and toilet
- Share of freehold
- 2 double bedrooms
- Close to shops and transport links
- Communal garden
- Service charges - £2120.67 p.a
- Council Tax - Band C

863 High Road, London, N12 8PT  
020 8446 4295

property@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

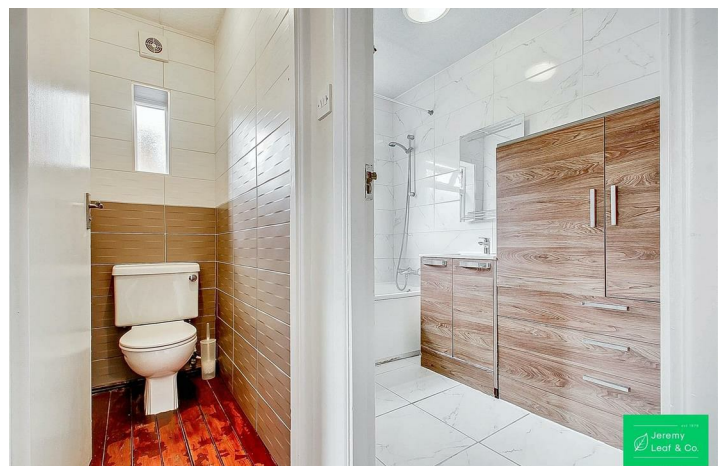
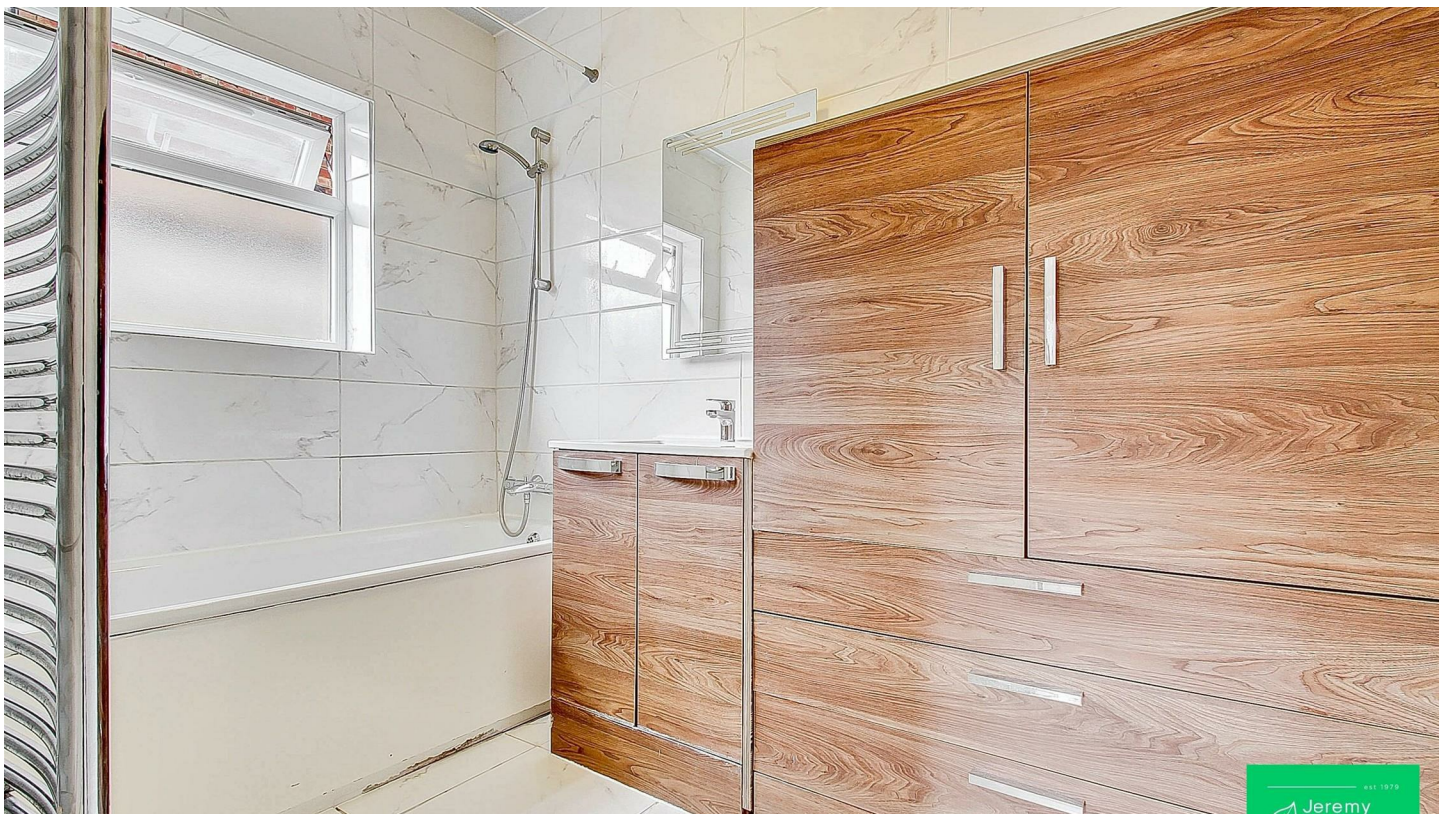


# Flat 2 Ballards Lane, London N12 0ES

**\*Share of freehold\*** Jeremy Leaf & Co are delighted to offer this spacious ground floor apartment in a purpose built development benefiting from two double bedrooms, separate kitchen, bright reception room, original wooden flooring, fitted wardrobes and communal rear garden.  
Offered chain free this property is ideally located on Ballards Lane, just yards from the shops, amenities and transport links of North Finchley with West Finchley only 0.6 miles away (Northern Line).  
Council Tax band - C / Lease - 999 years



Council Tax Band: D

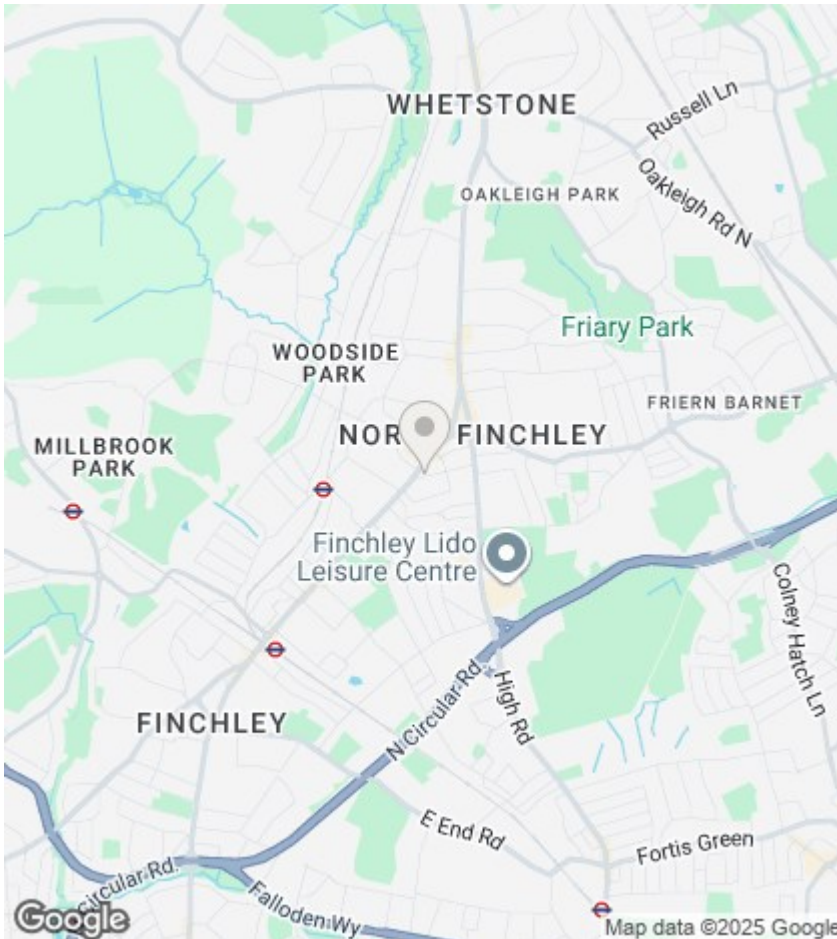


## Full Description

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## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

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

