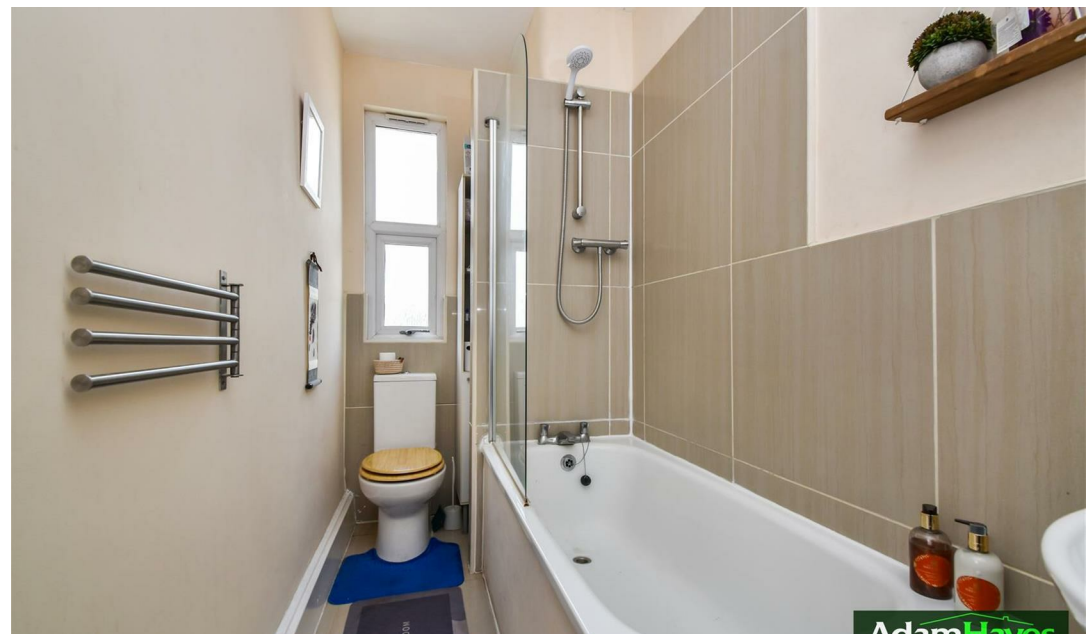






Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Ballards Lane, North Finchley, N12

£1,700 PCM

2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Bedroom Flat
- Second Floor (Top)
- Prime Location
- Modern Kitchen and Bathroom
- Double Glazing
- Close to Tube & Amenities

Nearest Stations

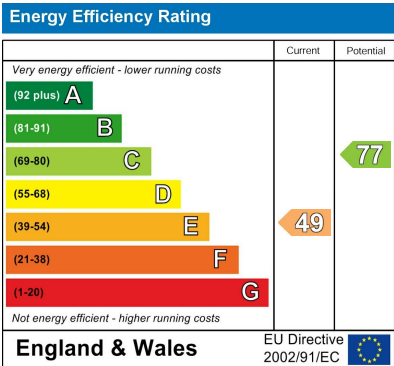
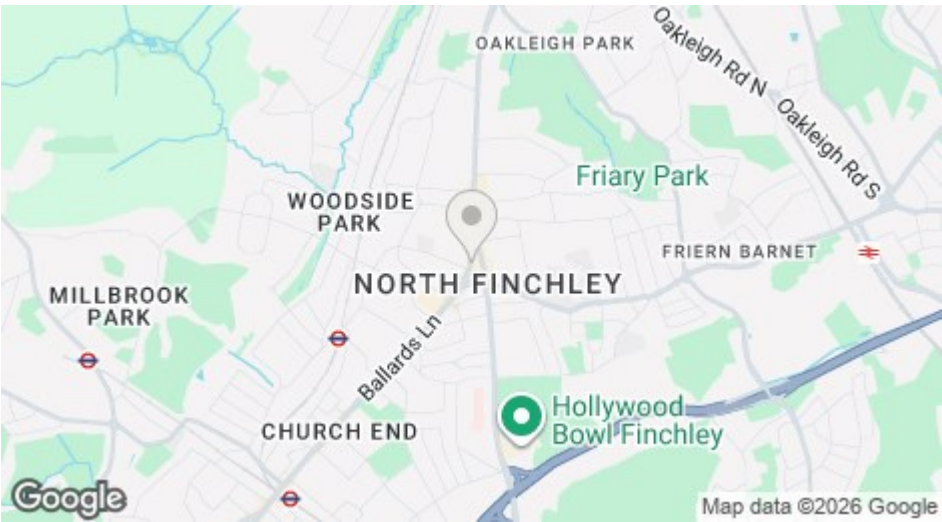
- Woodside Park Station
- Finchley Central Station

Property Description

A lovely and well-presented two bedroom second-floor flat, ideally situated in the heart of North Finchley above commercial premises. The property is conveniently located within easy reach of a wide variety of shops, cafés, restaurants, supermarkets and local amenities, as well as West Finchley Underground Station (Northern Line). The accommodation benefits from a spacious reception room measuring approximately 16ft, two double bedrooms, a modern fitted kitchen and bathroom, and double-glazed windows throughout. Offering well-proportioned accommodation in a highly convenient location, an internal viewing is highly recommended through the landlord’s sole agents.

Other Information

Council Tax Band: C  
Long-term occupancy preferred.  
Deposit: £1,960  
Available From 5th December 2026



**Approximate Gross Internal Area  
835 sq ft - 78 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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.