



TO LET

Ballards Lane, London
£1,200 pcm

Bright studio flat on Ballards Lane, London N11. Unfurnished, energy rating B, council tax band A. Features separate WC, washing machine and gas central heating. Ideal single/commuter. Viewings

- Studio Flat
- Energy Rating : B
- Unfurnished
- Washing Machine

- Studio Flat
- Council Tax Band A
- Separate WC
- Gas Central Heating



£1,200 pcm

Ballards Lane,
Finchley,
London
N3 2DN

>> Key Features

- Studio Flat
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- Energy Rating : B
- Council Tax Band A
- Unfurnished
- Separate WC
- Washing Machine
- Gas Central Heating

Stylish studio flat on Ballards Lane — bright, well-presented and ideal for a single professional or couple.

Set on Ballards Lane in a convenient North London location, this unfurnished studio offers a smart open-plan living/sleeping area with a separate WC for added convenience. The property benefits from modern gas central heating and comes with a washing machine included. With an Energy Performance Rating of B the flat is efficient to run, and with Council Tax Band A you'll enjoy low local charges.

Key features

- Studio flat (open-plan living/sleeping)
- Unfurnished
- Separate WC
- Washing machine included
- Gas central heating
- Energy Rating: B
- Council Tax Band: A

Located close to local shops, cafes and regular bus routes, the flat is well placed for everyday amenities and commuter links into central London. Early viewings are recommended — call us today to arrange an appointment.



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

NB: Although we believe these particulars to be correct with the information provided by the Landlord, they cannot be guaranteed. No services have been tested and we must suggest that, if any item is of a specific importance to you, that you should make your own enquiries. Please note that measurements have been taken using a sonic tape which may only be accurate to + 6". Metric equivalents are shown to provide an approximate guide only & (TBC) = To Be Confirmed.