

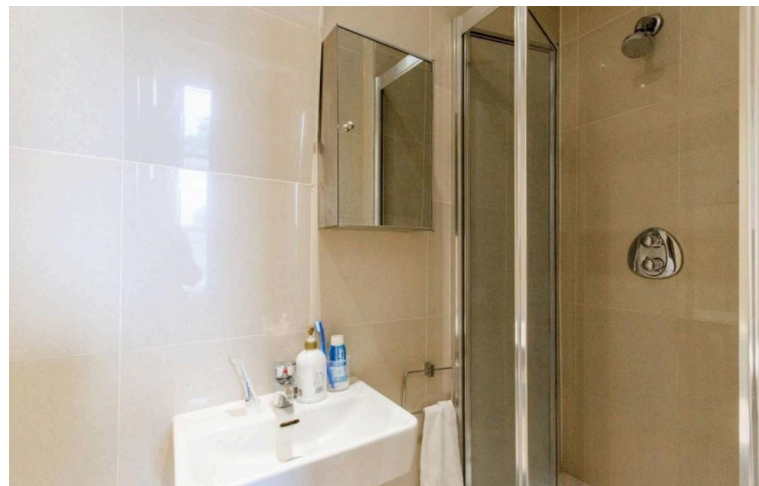
****UPPER FLOOR GENEROUS SIZED BRIGHT STUDIO WITH VIDEO ENTRY PHONE**** This bright modern studio apartment located within Ballards Lane, Finchley N3, comprises a main bedroom / lounge area, separate fully fitted kitchen, and shower suite. It is located ideally for transport into town, with the property situated just a short walk away from Finchley Central station, on the Northern Line. Local shops, restaurants and cafes are also within walking distance. Added benefits include gas central heating, laminate/wooden floors, fitted wardrobes and fully double glazed large windows. Residents will have the benefit to enjoy an unrepresented array of local supermarkets, shops, cafes and restaurants, all within your doorstep

108 Ballards Lane, London, N3 2DN

£1,300 pcm

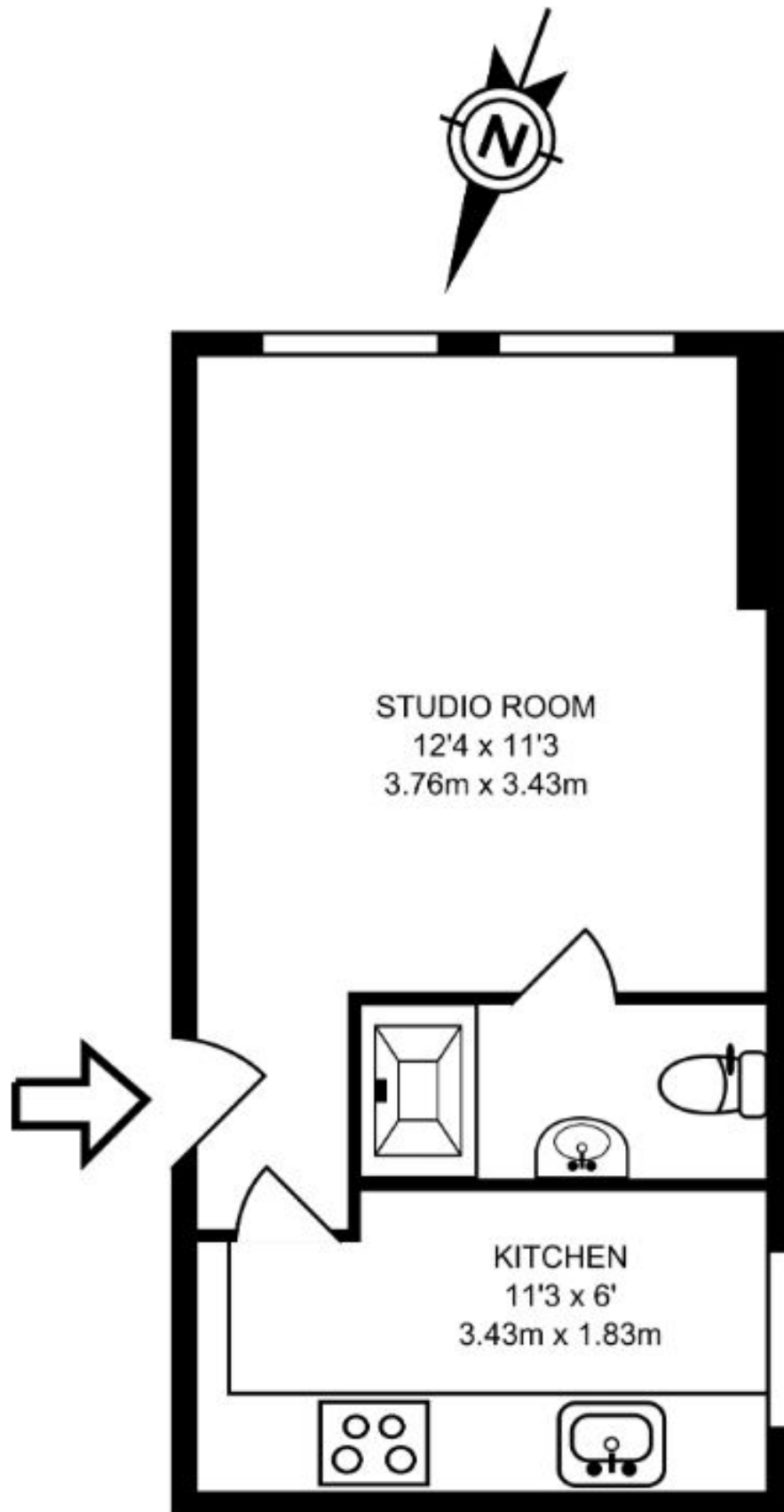
HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

rent@hobartsproperty.co.uk
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0208 348 3333



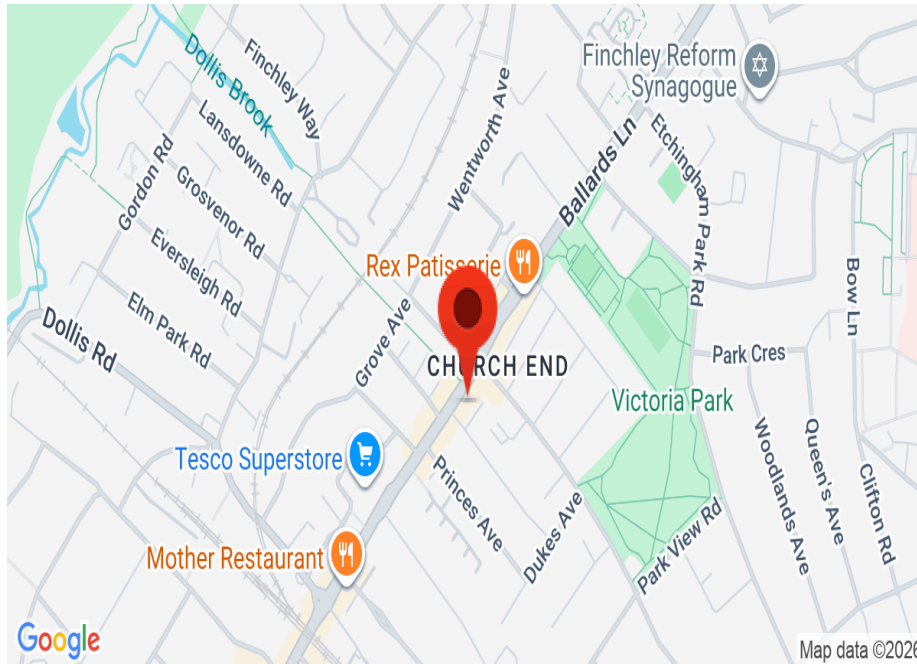
- Modern Studio
- Fantastic Location
- Finchley Central (Northern Line)
- Gas Central Heating
- Double Glazed Large Windows
- Ballards Lane N3

- Separate Fully Fitted Kitchen
- Ideal for Transport
- Local Shops and Restaurants
- Fitted Wardrobes
- Wooden Flooring



SECOND FLOOR GROSS INTERNAL FLOOR AREA

246 SQ FT/22.87 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Finchley, London N2

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
 0208 348 3333

Contact:

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 Park, LONDON N22 7RS

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