



Ballards Lane, Finchley Central, N3

 2 Bedrooms  2 Bathrooms  1 Reception

Guide Price £525,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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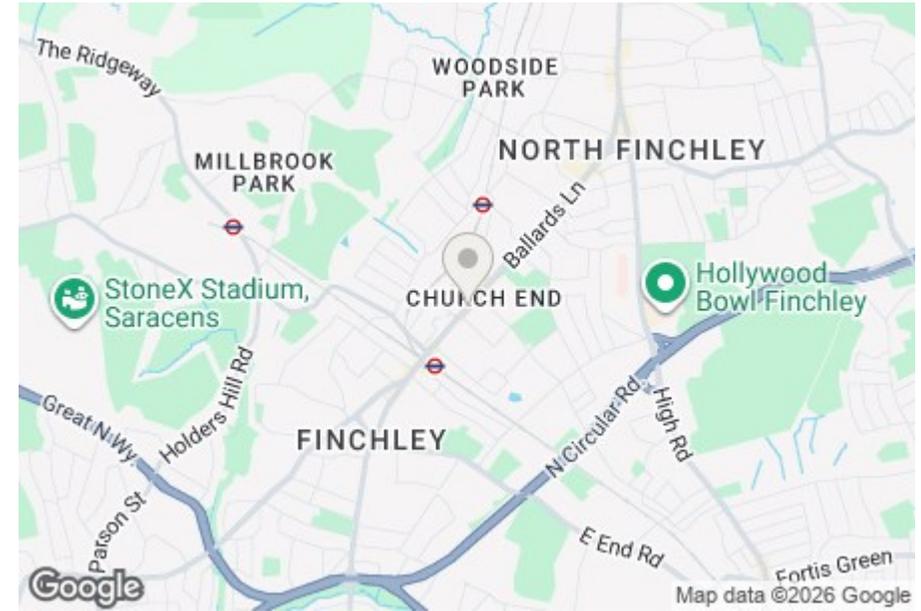
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### Key Features

- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- First Floor Apartment
- Modern Fitted Kitchen
- Chain Free
- Private Balcony

### Other Information

Tenure: Leasehold  
Length of Lease: 106 Years  
Ground Rent: £250.00 P/A  
Service Charge: £1,888.26 P/A  
Reserve Fund: £590.83 P/A  
Council Tax Band: E



### Nearest Stations

West Finchley Station 0.2 miles  
Finchley Central Station 0.5 miles  
Woodside Park Station 0.8 miles

### Property Description

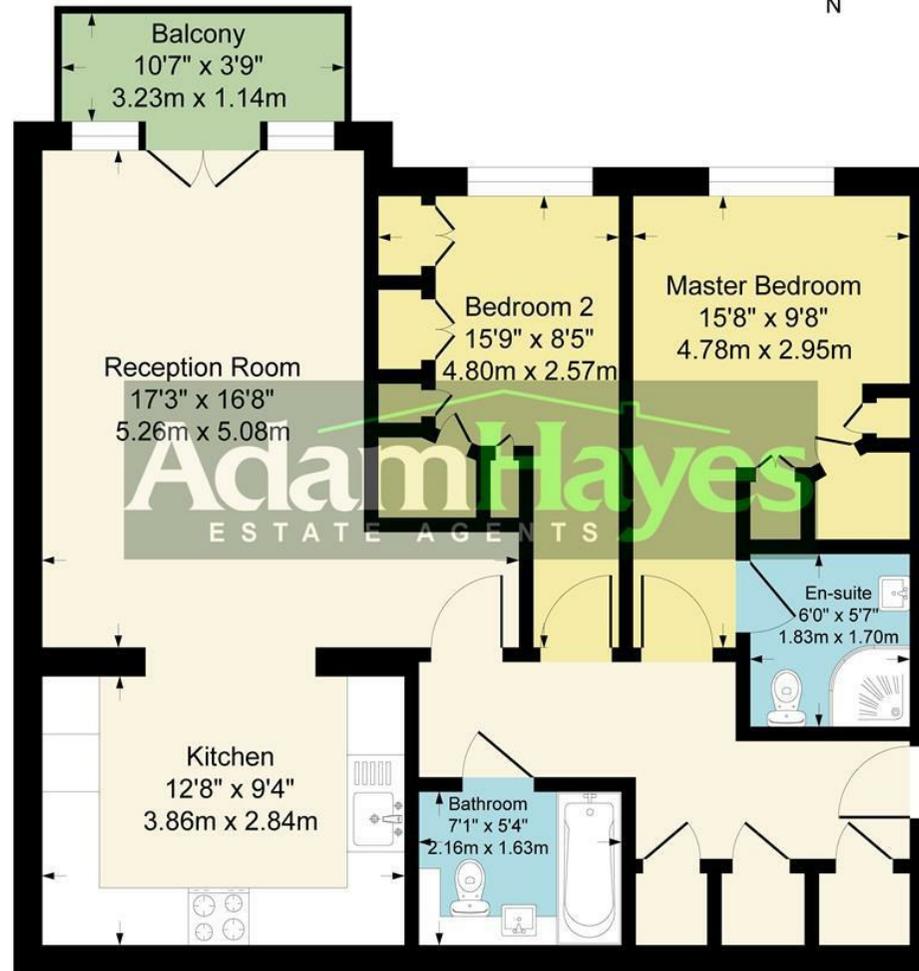
A stunning and exceptionally spacious two double bedroom first floor apartment, ideally located within walking distance of Finchley Central Underground Station, Victoria Park and a wide array of local shops and amenities. The property also sits within the catchment area for the highly regarded Moss Hall Primary School. The accommodation comprises a large reception/dining room with direct access to a private balcony, a modern semi-open plan fitted kitchen, a generous principal bedroom with fitted wardrobes and en-suite shower room, a second well-proportioned double bedroom and a three-piece family bathroom. Further benefits include ample storage throughout, a video entry phone system, lift access to all floors and secure designated underground parking for one vehicle. Hartnell Court is a well-maintained, gated development offering electronically controlled vehicle access and a separate pedestrian entrance, providing both privacy and security. The property is conveniently positioned close to Finchley Central and West Finchley Underground Stations, with excellent road links via the A1 and M1 providing easy access into Central London. To really appreciate the size, condition and location of this superb apartment, an internal viewing is highly recommended via vendors main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Approximate Gross Internal Area  
806 sq ft - 75 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.