

Ballards Lane, N3

M⁰VELI





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Spacious 3-bed duplex maisonette on Ballards Lane, currently being refurbished and ready 1st July. Split over 2 floors with private garden, close to transport, cafés & shops.

- Currently undergoing full refurbishment and available from 1st July
- Spacious three-bedroom duplex maisonette arranged over two floors
- Bright and generous separate living/dining room
- Separate kitchen offering practical and defined cooking space
- Separate bathroom, shower room, and additional WC for convenience
- Prime Ballards Lane location close to cafés, shops, and excellent transport links
- Barnet Council Tax Band C £1,895.64



Set on the ever-popular Ballards Lane in the heart of Finchley, this spacious three-bedroom (two-bedroom plus study) first-floor duplex maisonette offers generous and flexible living across two well-arranged floors. Ideally suited to professionals, two sharers (subject to selective licence), or families, the property delivers practical modern living in one of North London's most vibrant and well-connected locations.

Currently undergoing refurbishment and available from 1st July, the property will be presented with a refreshed, updated finish while retaining its excellent sense of space and natural light. Offered unfurnished, it provides a perfect blank canvas for tenants to create a home that suits their own style and needs.

The property features a bright and generously proportioned separate living room, ideal for both relaxing and entertaining. A separate kitchen provides a functional and well-defined cooking space, complementing the overall practical layout. Upstairs, two well-sized bedrooms are joined by a versatile third room, ideal as a guest bedroom, home office, or study. The home is further enhanced by a separate bathroom, separate shower room, and an additional WC — a rare and highly convenient arrangement for sharers or busy households.

Located in the heart of Finchley, Ballards Lane is one of the area's most sought-after addresses, offering ▶



► an outstanding selection of cafés, restaurants, supermarkets, and local amenities right on your doorstep. Excellent transport links are also within easy reach, providing fast and direct access into Central London.

A spacious, adaptable, and well-located home — early viewing is highly recommended.





LOCATION

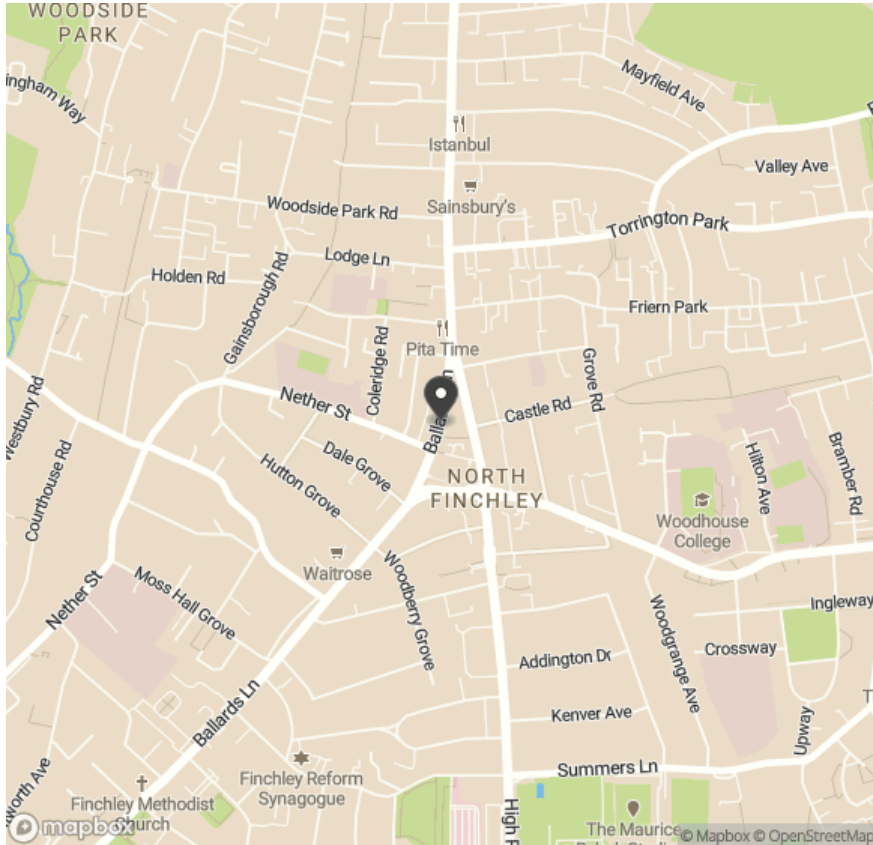


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 57

Potential: 71



FLOOR PLAN

1258 sq ft (116 sq m)



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