



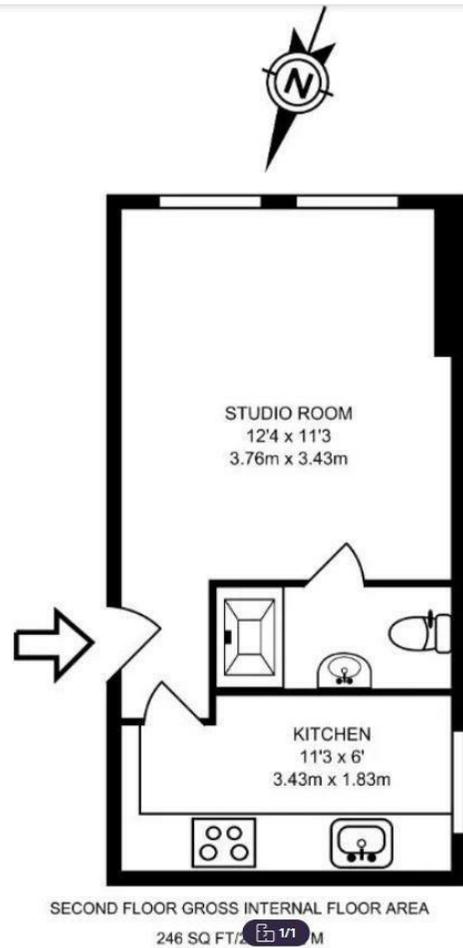
108 BALLARDS LANE

LONDON, N3 2DN

£1,300 PER MONTH

A BRIGHT AND SPACIOUS MODERN STUDIO WITH SEPARATE FULLY FITTED KITCHEN. FANTASTIC LOCATION WITHIN WALKING DISTANCE TO FINCHLEY CENTRAL TUBE STATION (NORTHERN LINE), LOCAL SHOPS, RESTAURANTS, PARKS AND PLACES OF WORSHIP. ENTRANCE JUST BEHIND BALLARD LANE FROM CLAVERLEY VILLAS. ADDED BENEFITS INCLUDE: GAS CENTRAL HEATING. LAMINATE/WOODEN FLOORS, SEPARATE FULLY FITTED KITCHEN, FITTED WARDROBES, DESK AND DOUBLE GLAZED LARGE WINDOWS.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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