

# Ballards Lane, Finchley Central, N3

## £275,000

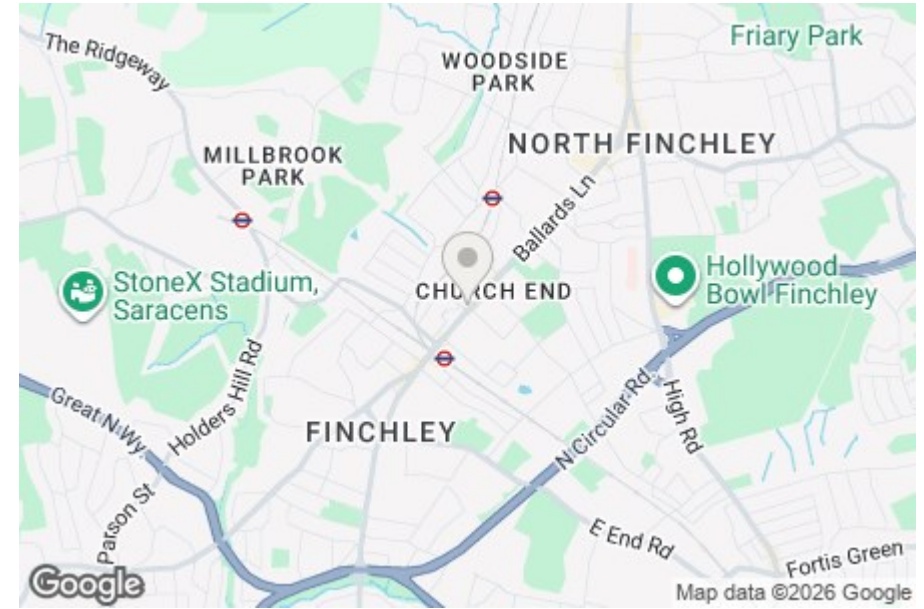
1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- One Double Bedroom
- First Floor Apartment
- Modern Fitted Kitchen
- 33ft Private Roof Terrace
- Excellent First-Time Buy or Investment Opportunity
- Convenient for Finchley Central Station & Victoria Park

### Other Information

Tenure: Leasehold  
Length of Lease: 101 Years  
Ground Rent: Nil  
Service Charge: £2,000.00 P/A  
Council Tax Band: B

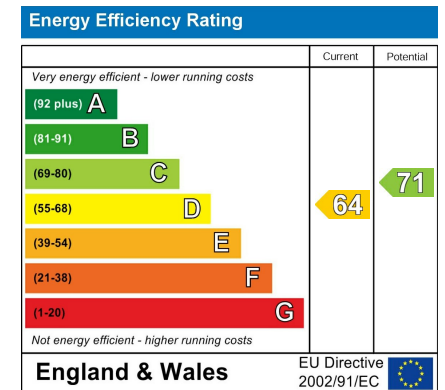


### Nearest Stations

Finchley Central Station 0.3 miles  
West Finchley Station 0.4 miles  
Mill Hill East Station 0.9 miles

### Property Description

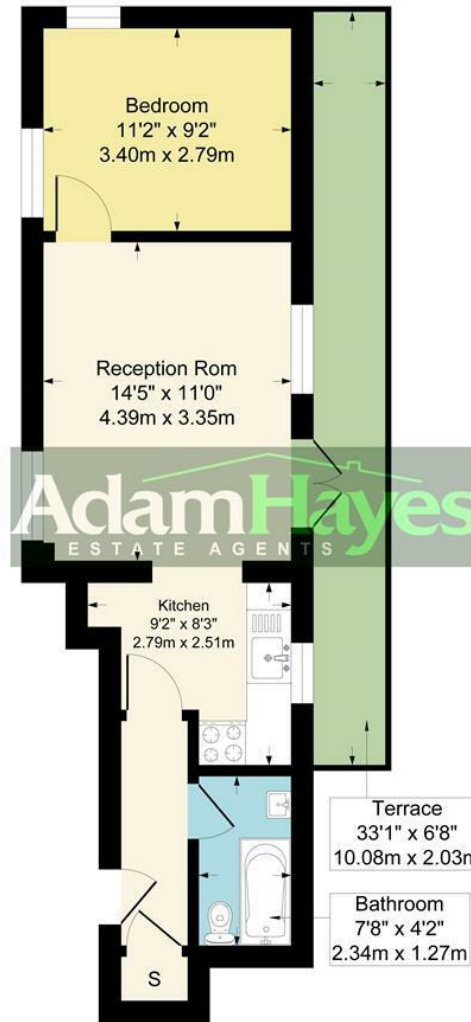
Situated in this popular location close to Finchley Central Station, Victoria Park, and Ballards Lane's vibrant shops and restaurants is this unique and bright one-bedroom first floor flat with its own impressive 33ft roof terrace. The property benefits from a spacious 15ft reception room with direct access to the terrace, a modern fitted kitchen, double glazing, gas central heating, and laminate wooden flooring throughout. Offering an abundance of natural light and a fantastic private outdoor space rarely found in similar flats, this home is ideal for first-time buyers or investors alike. To really appreciate the size, outdoor space and location, an internal viewing is highly recommended via the vendors' sole agents, Adam Hayes Estate Agents.



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

Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Gross Internal Area  
414 sq ft - 39 sq m



First Floor

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.