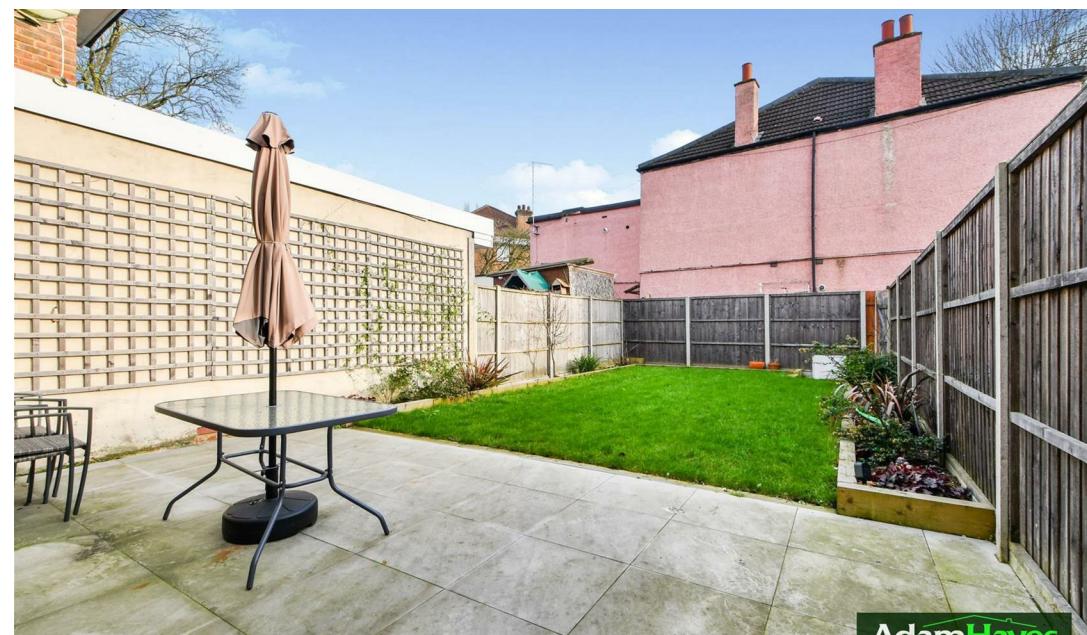




Ballards Lane, Finchley Central, N3

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £500,000



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](mailto:info@adam-hayes.co.uk) **Web:** [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedroom Ground Floor Apartment
- Modern Fitted Kitchen
- Private Garden
- Master Bedroom With Bay Windows
- Off Street Parking
- High Ceilings
- Short Walking Distance to West Finchley Station

### Other Information

Tenure: Share of Freehold  
Ground Rent: Nil  
Service Charge: TBC  
Council Tax Band: D

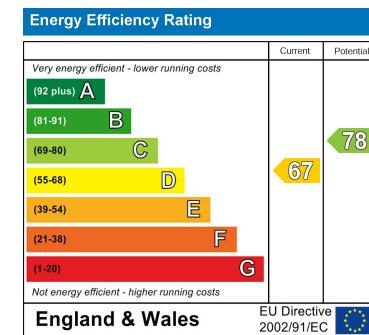


### Nearest Stations

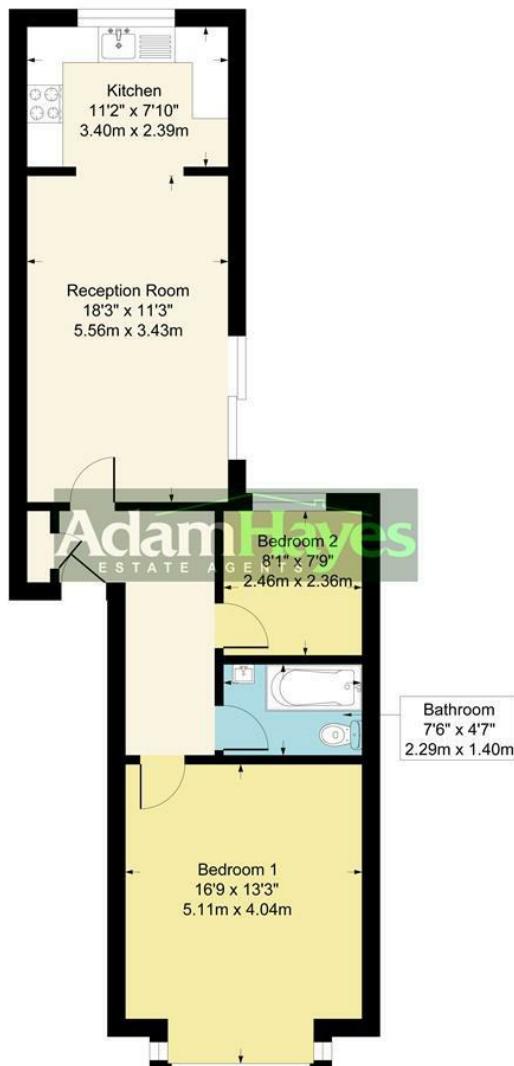
West Finchley Station	0.1 miles
Finchley Central Station	0.4 miles
Woodside Park Station	0.7 miles

### Property Description

Situated in the heart of Finchley and within a short walking distance to West Finchley Underground Station (Northern Line) is this tastefully designed two-bedroom ground floor apartment with a private garden. The property benefits from an approx. 16ft master bedroom, high ceilings, wooden flooring, an approx. 18ft reception room with side access to the garden, a modern and fully fitted kitchen and a three-piece bathroom suite. The property best suits First Time Buyers or those looking to downsize as it offered on a chain free basis. Further benefits include gas central heating and a driveway. To really appreciate the location, condition and size of this property, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.



Approximate Gross Internal Area  
724 sq ft - 67 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.