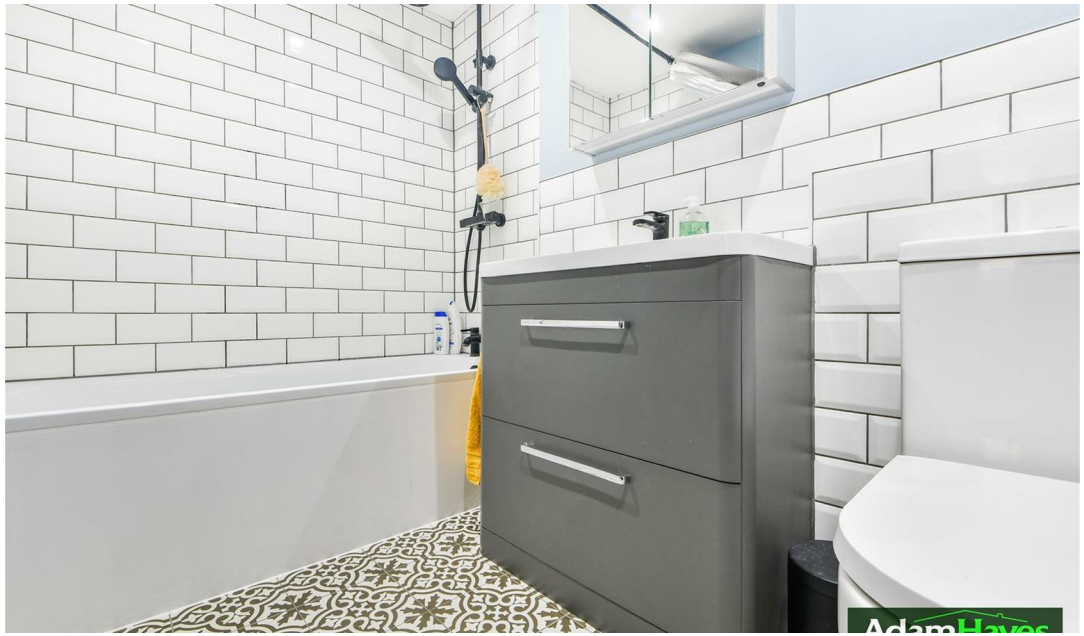
Ballards Lane, Finchley, N3

2 Bedrooms 1 Bathroom 1 Reception

OIEO £450,000



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Key Features

- Two Bedrooms
- First Floor Apartment
- Close to Station
- Modern Kitchen
- Garage
- Lift Serviced Block

Other Information

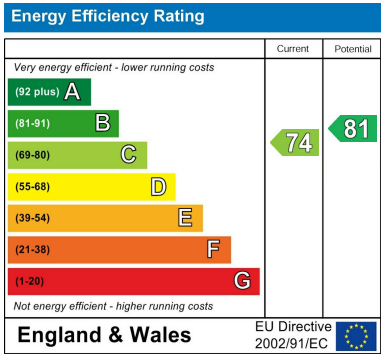
Tenure: Leasehold
Length of Lease: 109 Years
Ground Rent: £220.00 P/A
Service Charge: £3,272.00 P/A
Council Tax Band: E

Nearest Stations

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

Property Description

Set back off Ballards Lane, this well-presented and spacious two double bedroom first floor apartment with a balcony overlooking communal gardens is situated in a highly sought-after Finchley development. Located in a popular purpose-built block with a lift, the property is ideally positioned for local shops, excellent schools, and West Finchley Underground Station (Northern Line), just 0.2 miles away. This bright and airy apartment offers a generously sized hallway with an entry phone system and ample storage, leading into a large reception room with patio doors opening onto a private balcony — perfect for relaxing or entertaining. There is a modern fitted kitchen with breakfast bar, two well-proportioned bedrooms (including a master with fitted wardrobes), a contemporary bathroom/WC, and a separate guest WC. Further benefits include a garage, residents' parking, well-kept communal grounds, and tasteful updates throughout by the current owners. Located just a short walk from local shopping, schools, eateries, and excellent transport links, this property is ideal for commuters, first-time buyers, young families, or downsizers seeking a secure and stylish home. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



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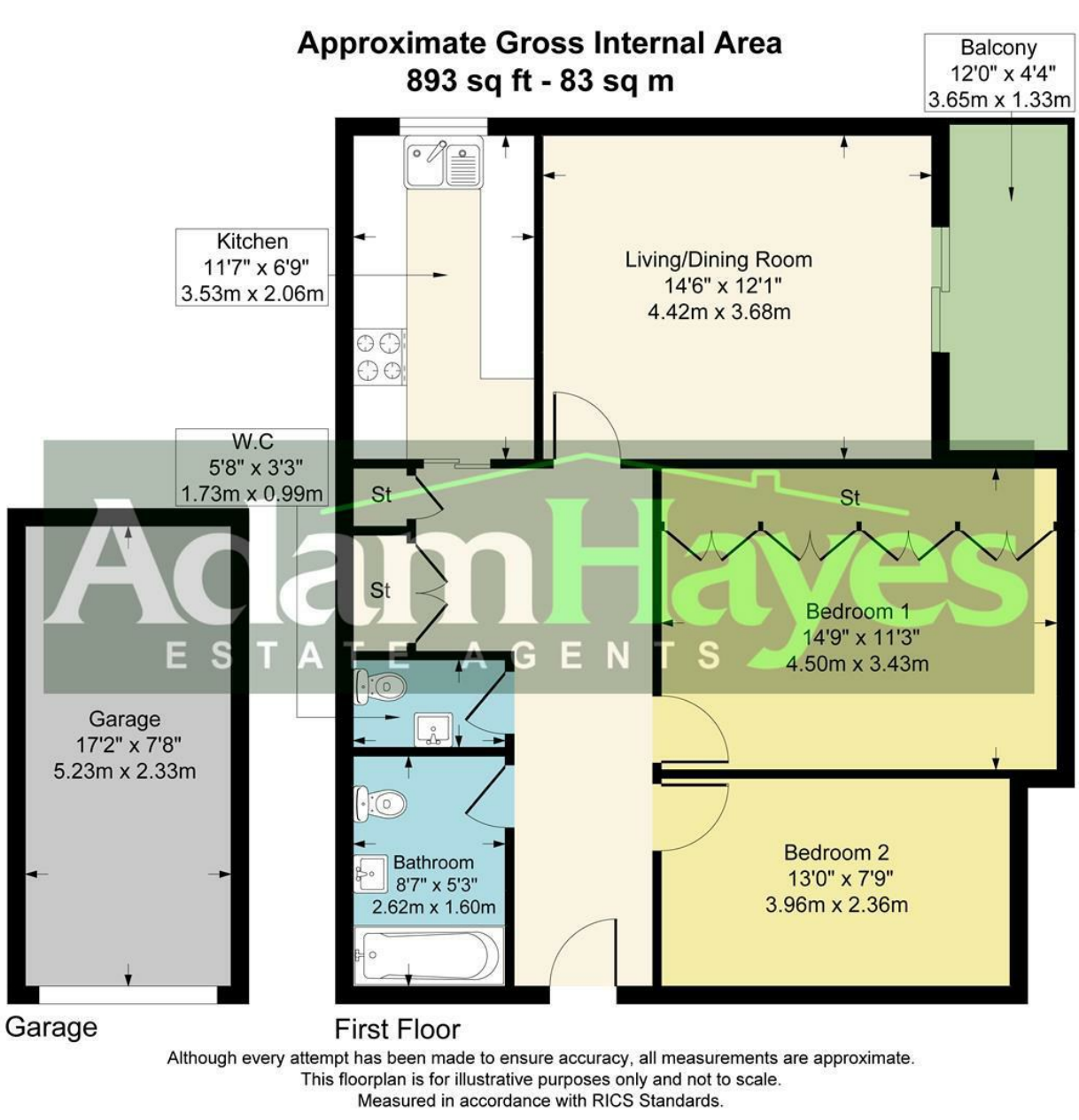

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection 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.