

**AdamHayes**  
ESTATE AGENTS



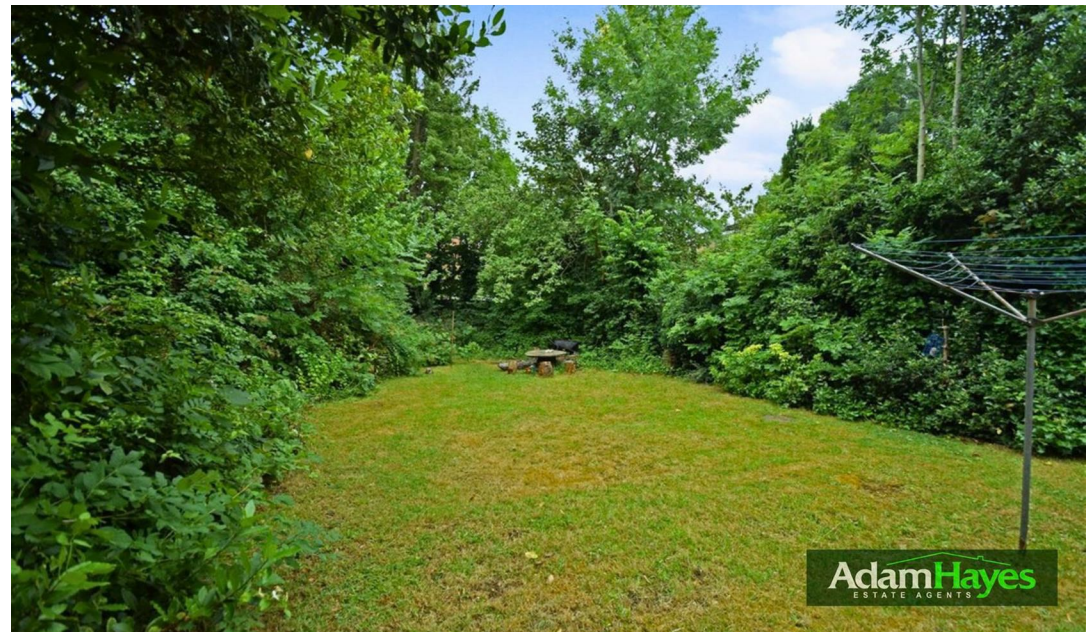
**AdamHayes**  
ESTATE AGENTS



Ballards Lane, Finchley Central, N3

OIEO £500,000

 2 Bedrooms  1 Bathroom  1 Reception



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)

# Ballards Lane, Finchley Central, N3

## OIEO £500,000

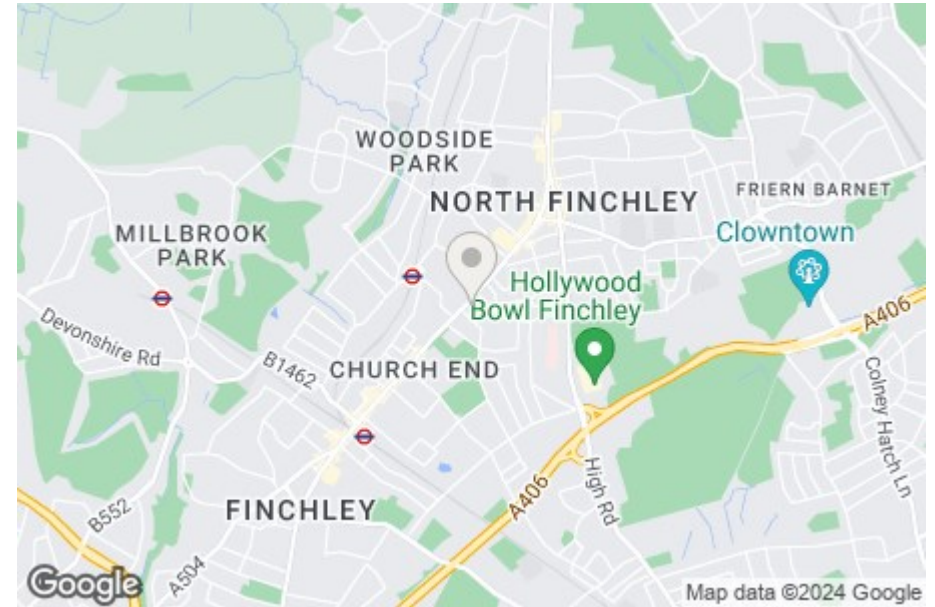
 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two double bedrooms
- First Floor
- Parking
- Communal Gardens
- Character Conversion
- Modern Kitchen

### Other Information

Tenure: Leasehold  
Length of Lease: 105 Years  
Ground Rent: NA  
Service Charge: NA  
Council Tax Band: D

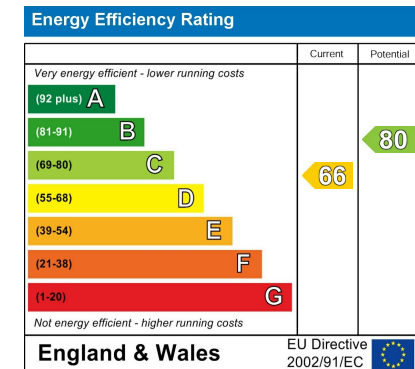


### Nearest Stations

Wes Finchley Station	0.2 miles
Finchley Central Station	0.6 miles
Woodside Park Station	0.7 miles

### Property Description

Set back off Ballards Lane and within minutes' walk of local shops, West Finchley Tube Station, and local amenities, this well-presented two double bedroom, first-floor conversion offers both convenience and comfort. The property features an impressive 17ft reception room, perfect for relaxation and entertaining. The modern kitchen is equipped with all the essentials for contemporary living. Additional benefits include off-street parking, use of communal gardens, and double glazing, ensuring a peaceful and efficient home environment. This charming residence combines spaciousness and style, making it an ideal choice for a variety of buyers. To fully appreciate the size, condition, and prime location of this exceptional property, an internal viewing is highly recommended. Contact the vendor's main agents, Adam Hayes Estate Agents, to arrange a viewing and discover all that this delightful home has to offer.



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 Floor Area**  
**840 sq. ft.**  
**(78.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2017 | [www.houseviz.com](http://www.houseviz.com)

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.