



Ballards Lane, Finchley Central, N3

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £475,000



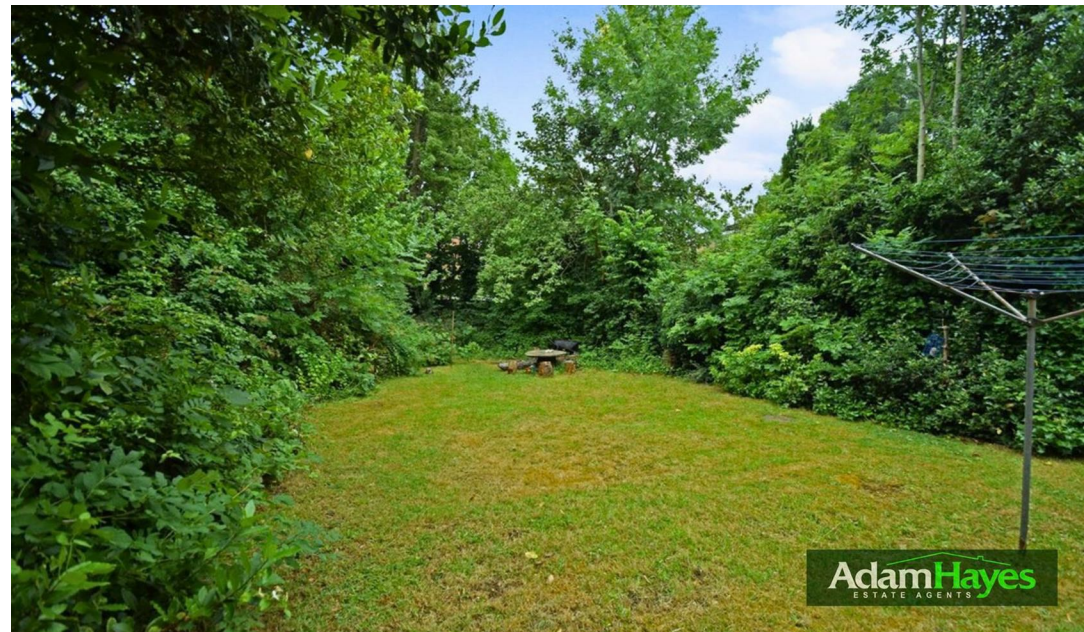
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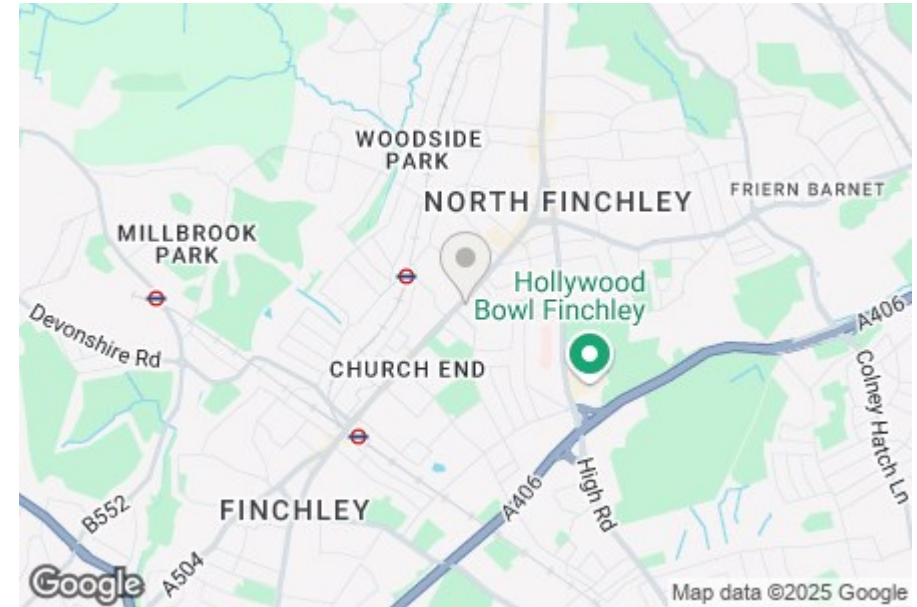
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### Key Features

- 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

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


### Property Description

Set back from Ballards Lane and just minutes' walk from local shops, West Finchley Tube Station, and various amenities, this well-presented two-bedroom first-floor conversion offers both convenience and comfort. The property boasts an impressive 17ft reception room, ideal for both relaxation and entertaining guests.

The modern kitchen is well-equipped with contemporary essentials, ensuring a practical and stylish cooking space. Additional features of this charming residence include off-street parking and access to communal gardens, providing extra convenience and outdoor space. Double glazing throughout contributes to a peaceful and energy-efficient home environment.

This residence combines spaciousness with style, making it an excellent choice for a variety of buyers. Whether you're a first-time buyer or looking for a comfortable and well-located home, this property has much to offer.

To truly 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 experience all that this delightful home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.  
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