





Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Ballard's Lane, North Finchley, N12

£2,499 PCM

3 Bedrooms 2 Bathrooms 1 Receptions

Key Features

- Three Bedroom Modern Flat
- Two Bathrooms (One An En-suite Shower)
- 27ft Lounge
- Decked Balcony
- Modern Open Plan Kitchen
- Great Location
- Lift Access

Nearest Stations

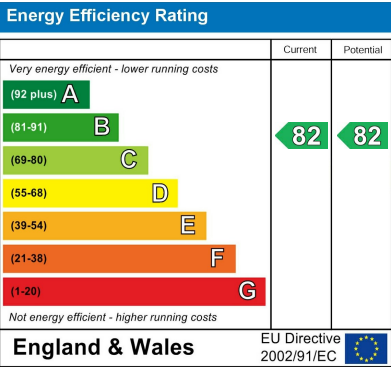
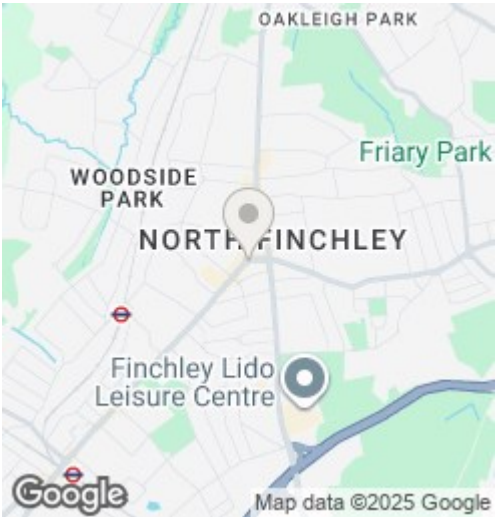
- West Finchley Station - 0.8 Miles
- Woodside Park Station - 0.7 Miles

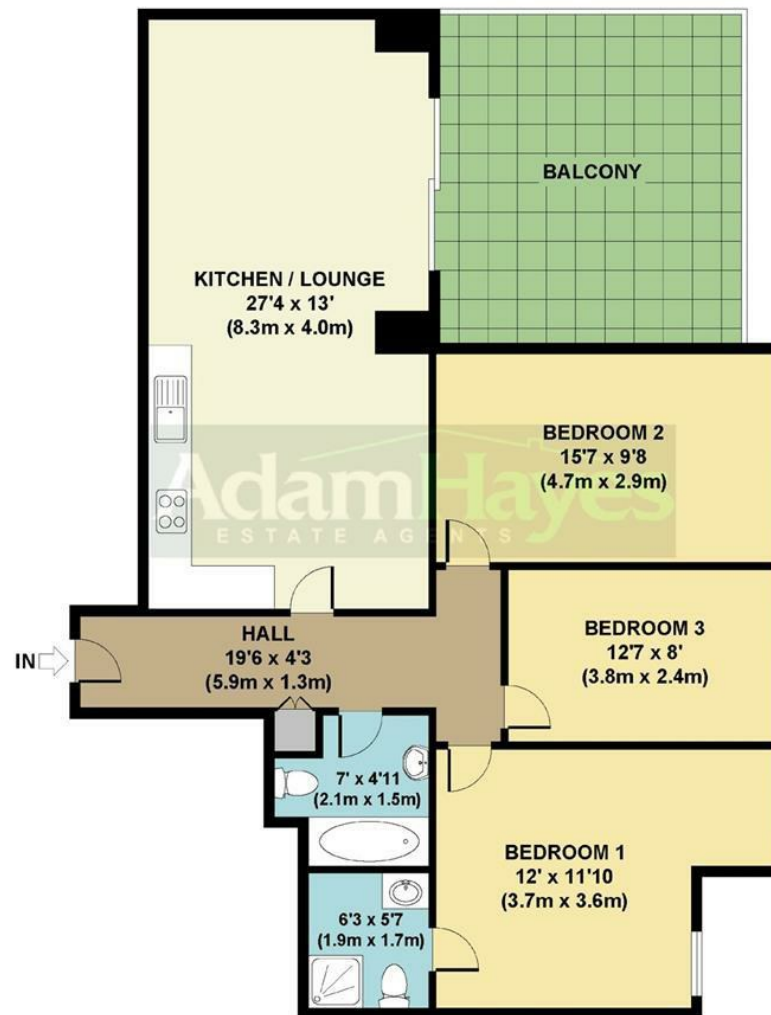
Property Description

A newly decorated and spacious three double bedroom, two bathroom (including one en-suite shower room) purpose-built apartment, ideally located within easy reach of West Finchley Tube Station (Northern Line) and a variety of local shops and amenities. This spacious home features an impressive 27ft reception room with a sleek open-plan kitchen, a stylish fully tiled family bathroom, and a contemporary en-suite shower room. Additional benefits include wooden flooring throughout, lift access, and a lovely decked balcony. To fully appreciate the generous proportions and excellent condition of this property, an internal viewing is highly recommended.

Other Information

Council Tax Band: E
Length of Tenancy: Long Let
Deposit: £2,880





**GROSS INTERNAL
FLOOR AREA 979 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 979 SQ FT / 91 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.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.