





Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

# 284 Ballards Lane, London, N12

## Offers In Excess of £575,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Period Features
- Share of Freehold
- Rear Garden
- Cellar
- Recently Refurbished

### Other Information

Tenure: Leasehold - Share of Freehold  
Length of Lease: 997 years  
Ground Rent: n/a  
Service Charge: n/a  
Council Tax Band: D



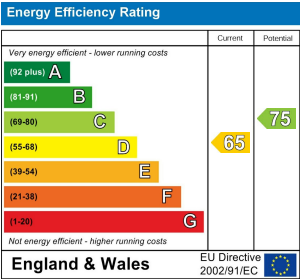
### Nearest Stations

- West Finchley Station 0.4 miles
- Woodside Park Station 0.6 miles
- Finchley Central Station 0.8 miles

### Property Description

Situated in the heart of Finchley is this beautifully presented and recently decorated two-bedroom ground floor conversion flat that offers a blend of character and modern features. The interior of the home has been tastefully updated while retaining its original period charm throughout and boasts high ceilings, elegant, detailed coving, and large bay windows that flood the generously sized front bedroom with natural light. The approx. 20ft reception room flows seamlessly onto a stunning well-maintained private garden perfect for relaxing or entertaining. Other benefits include having a share of the freehold ownership and a cellar beneath the living room followed by two generously sized bedrooms with the principal bedroom at the front of the apartment. The apartment is located directly opposite Waitrose and within easy walking distance of three Northern Line stations including West Finchley, Woodside Park, and Finchley Central, offering excellent transport links into Central London. Residents will also enjoy easy access to the vibrant shops, cafés, and restaurants of both Finchley Central and North Finchley High Roads, along with the open green spaces of nearby Victoria Park.

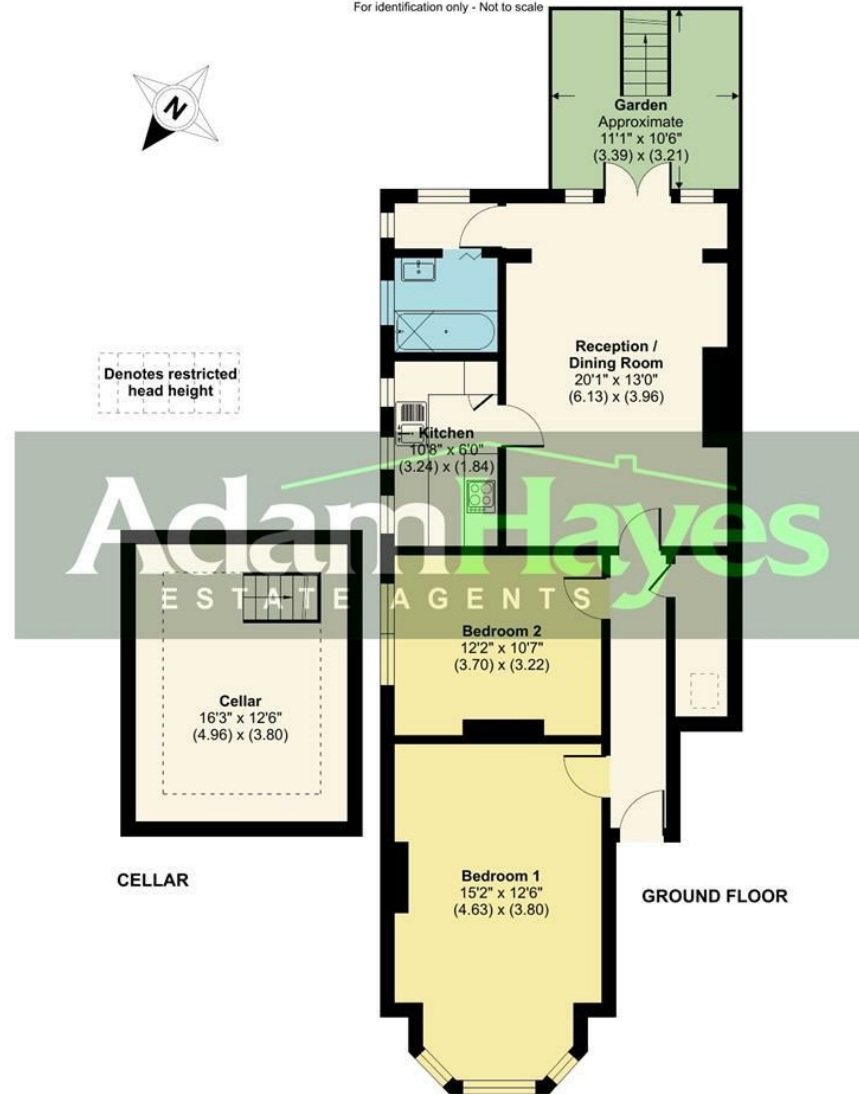
This is a rare opportunity to own a character-filled home with its own private garden in one of Finchley's most desirable and well-connected locations. An internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.



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

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

Approximate Area = 958 sq ft / 89 sq m  
Limited Use Area(s) = 97 sq ft / 9 sq m  
Total = 1055 sq ft / 98 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
Produced for Adam Hayes Estate Agents. REF: 1330200

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.