



*** CASH BUYERS ONLY ***

Ballards Lane, London, N3

INVESTMENT opportunity in the heart of Finchley which comprises a split level 4 bedroom maisonette with rooftop terrace. The property is located above shops on Ballards Lane and the access is via the front of the building.

This would be a perfect investment for a first-time investor or a great addition to a Buy to Let portfolio.

Available with full vacant possession. Leasehold - 87 years left unexpired. Service Charge - Nil

£350,000
Offers Over

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**FINCHLEYS
ESTATES**

CLIENT FOCUSED. RESULTS DRIVEN.



- 905 SQ FT / 84 M2
- ENVIABLE LOCATION
- 5 MINS WALK S TO FINCHLEY CENTRAL TUBE STATION
- POTENTIAL TO ADD VALUE
- PERFECT BUY TO LET INVESTMENT
 - CHAIN FREE
 - SOLE AGENTS
- OFFERED WITH VACANT POSSESSION



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CAPTURE DATE 20/08/2022 LASER SCAN POINTS 66,497,544

GROSS INTERNAL AREA

84.05 sqm / 904.71 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
84.05 sqm / 904.71 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
77.07 sqm / 829.57 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 61.64 sqm / 676.77 sqft
IPWS 3C RESIDENTIAL 75.41 sqm / 814.00 sqft

SPRZ ID: 62fcea265408900daffee4d0



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