



## Ballards Lane, Finchley, N3 1NL

£465,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** A 2 double bedroom flat situated on the third floor (lift) of this popular purpose built block. The property features a near-20ft reception room with parquet flooring and direct access to a private balcony with Southerly aspect. Further benefits include a modern 13ft kitchen, a guest W.C., extensive storage, communal gardens and first come first serve off street parking. The flat is located just 0.3 miles from West Finchley Tube station and is a short walk from Victoria Park and the shops of Ballards Lane.

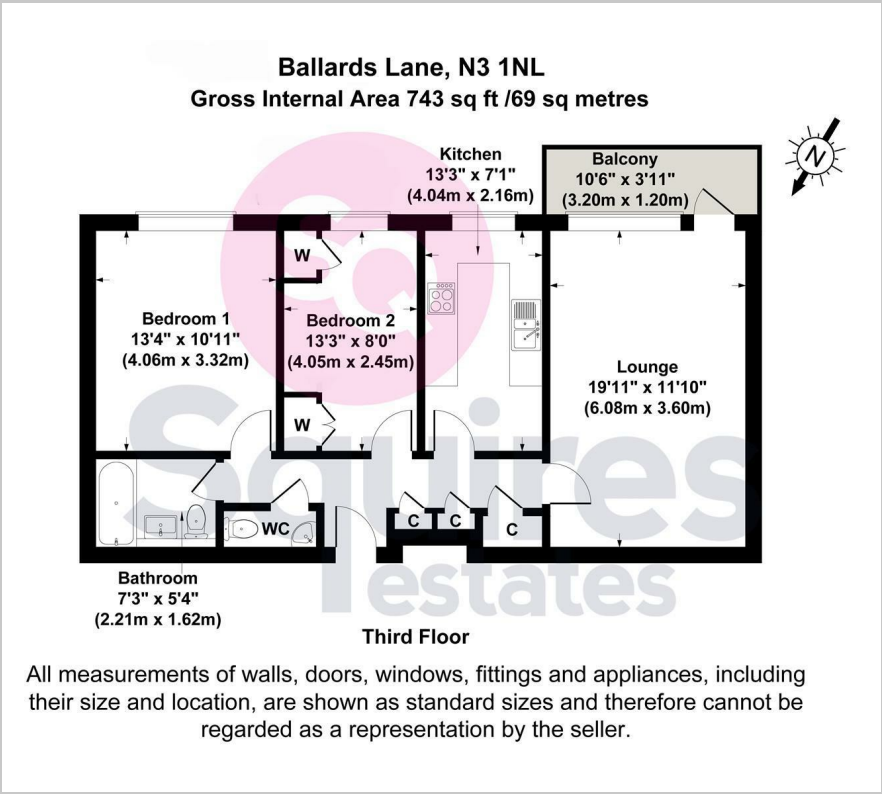
Share of Freehold with a lease of approx. 949 years

Ground Rent: N/A

Service Charge: £2423.24 per annum including building insurance

- Purpose built flat
- Two double bedrooms
- Balcony
- Communal gardens
- Off street parking
- Lift
- Chain free
- Barnet council tax band E

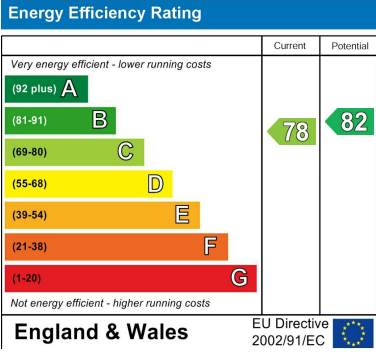
Floor Plan



Area Map



Energy Efficiency Graph



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