



## Ballards Lane, London, N3 2NQ

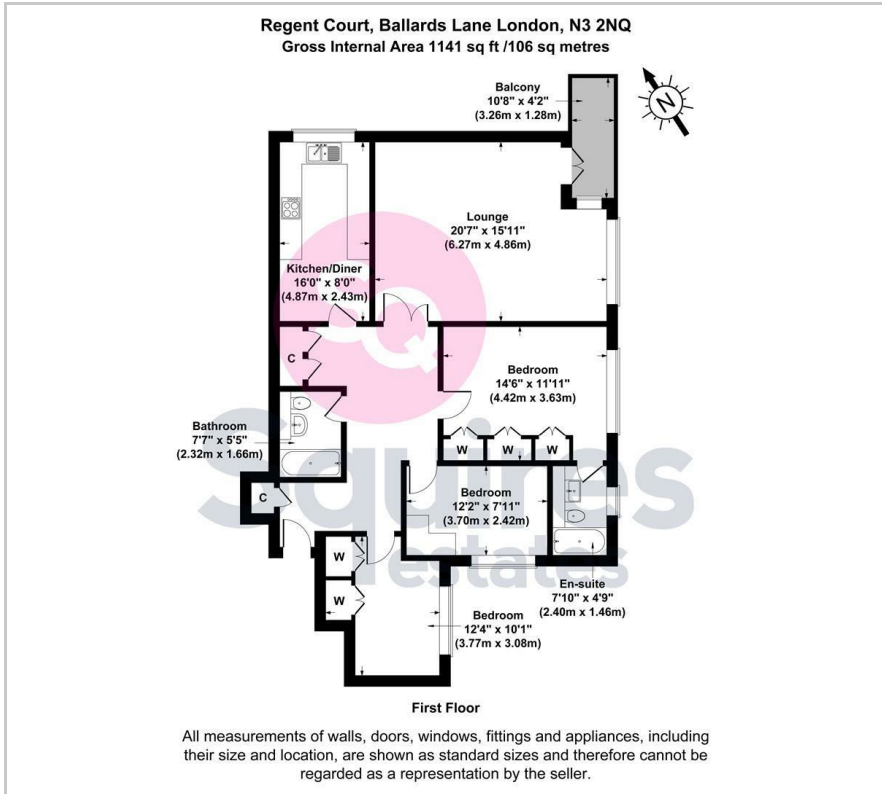
£600,000 - Leasehold - Share of Freehold

Chain free. A 1141 sq ft, 3 bedroom, 2 bathroom flat situated on the first floor of this popular purpose built block located 0.3 miles from West Finchley Tube station. The property features a 20ft reception room with private balcony and benefits include a near-15ft master bedroom with fitted wardrobes and en suite bathroom, a 16ft kitchen/breakfast room and a garage en-bloc. The flat comes with a share of freehold and very long lease.

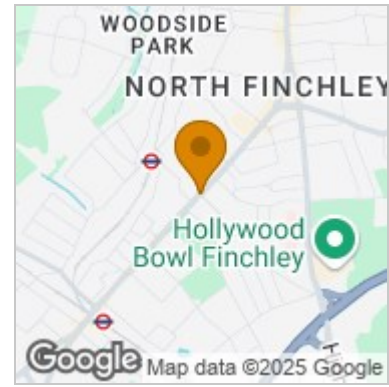
Lease: Share of freehold with 978 years remaining  
Ground Rent: Peppercorn  
Service Charge: Approx. £2891.10 per annum  
Council tax band F

- Three bedrooms
- First floor
- Chain free
- Over 1100 square foot
- Balcony
- Council tax band F
- Two bathrooms
- Garage

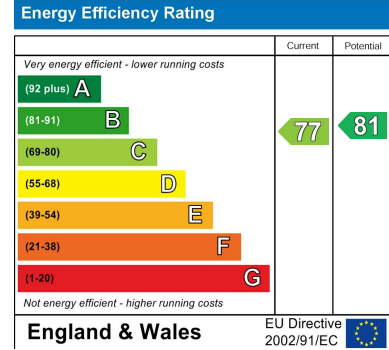
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

## Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

## Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

