



## Long Lane, Finchley, N3 2HY

£465,000 - Leasehold

**\*\*CHAIN FREE\*\*** A charming two-bedroom first-floor maisonette offering a blend of character and convenience.

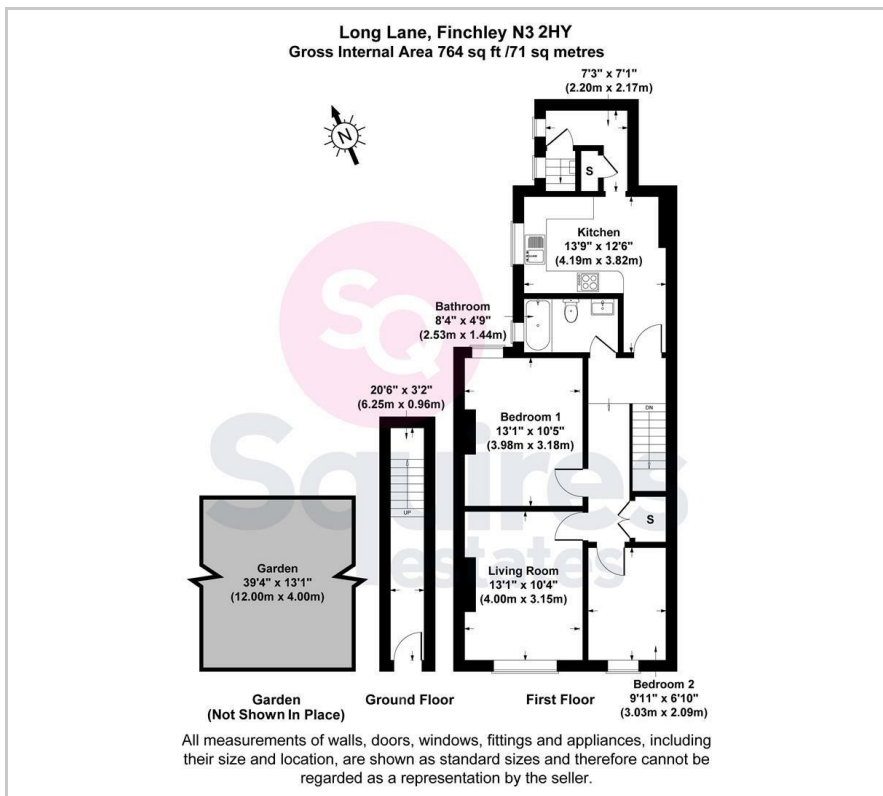
The property features a spacious 13ft reception room with feature fireplace, a generous master bedroom measuring 13ft, and a well-appointed 12ft kitchen/breakfast room along with a rear pantry. One of the standout features of this property is the direct access to a section of the rear garden. The home retains many original features, adding to its charm and character.

Located just a stone's throw from Victoria Park and within easy reach of Finchley Central Tube station and the local amenities on Ballard's Lane, this maisonette is perfectly positioned for first-time buyers and makes an excellent rental investment.

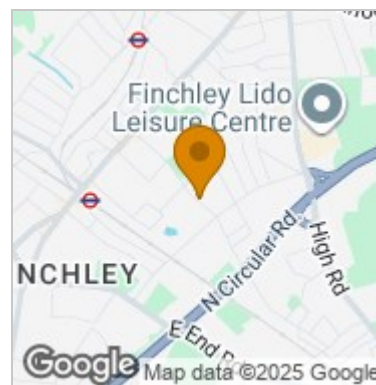
Lease: Approx. 99 years remaining  
Ground Rent: £160 per annum  
Service Charge: Approx. £304.67 buildings insurance

- Chain free
- 2 bedrooms
- 1st floor
- Maisonette
- Private section of rear garden
- Council tax band C
- Excellent condition
- Modern kitchen

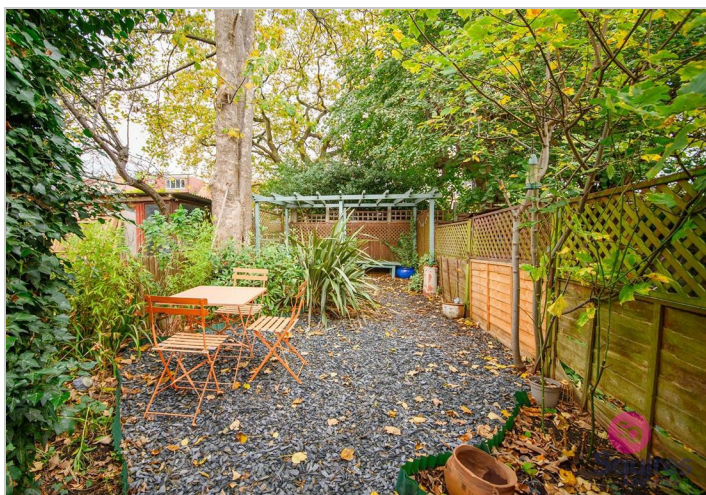
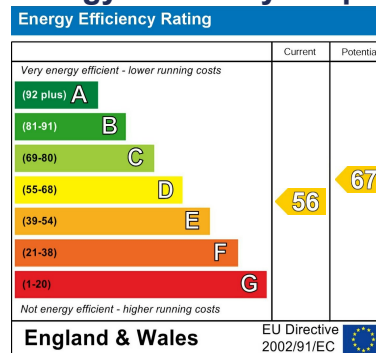
## Floor Plan



## 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

