MARTYN GERRARD

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Ballards Lane, Finchley Central, N3

Price £450,000

2 BEDROOMS | 1 RECEPTION ROOM | 2 BATHROOMS | FITTED KITCHEN | RESIDENT PARKING | SHARE OF FREEHOLD









Offered chain free, this well-proportioned two-bedroom flat is conveniently located in Hadley Court on Ballards Lane, close to Finchley Central's shops, amenities and transport links.

The property features a spacious reception room opening onto a private balcony, a separate fitted kitchen, two comfortable bedrooms with built-in storage, and a three-piece bathroom. Further benefits include communal grounds and residents' parking, making it an ideal first-time purchase or investment.

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Ballards Lane, Finchley Central, N3

PROPERTY FEATURES

- Chain-free sale
- 2 Bedroom flat
- Spacious reception room
- Private balcony
- Separate fitted kitchen
- Built-in bedroom storage
- Three-piece bathroom suite
- Off-street residents' parking
- 2 Bathroom
- Convenient Finchley Central location
- Share of Freehold 86 Years 10 months remaining on the lease
- Ground rent £125 rising to £300 pa

THE OWNERS LOVE

"The private balcony is a peaceful spot to relax and enjoy some fresh air"

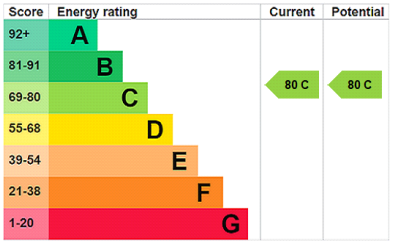
"Having Finchley Central's shops, cafés and transport links nearby makes everyday life incredibly convenient"

"The generous rooms, built-in storage and residents' parking make the flat comfortable and practical"

WE'VE NOTICED

The spacious reception room and private balcony give the flat a bright, open feel.

The chain-free position and convenient Finchley Central location should appeal to first-time buyers and investors alike.



A copy of the full EPC is available on request

Tenure:	Leasehold
Local Authority:	Barnet
Council Tax:	Band E
Total Area:	73,8 sqm x 795 sqft

Costs Associated with Your Purchase

In additional to the purchase price and ongoing charges associated with the property, there are other costs you should be aware of:

- Legal fees and disbursement
- Mortgage related costs
- Stamp Duty Land Tax

We recommend you obtain quotes from a solicitor and speak with a lender or mortgage advisor to fully understand these costs. You can also calculate any potential SDLT liability using the UK government's official calculator.



Total Area: 73.8 m² ... 795 ft²
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation