

est 1979

Jeremy  
Leaf & Co.



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Ballards Lane, Finchley, London

£450,000

- Lease - 990+ years remaining
- Two double bedrooms
- Council Tax - Band C
- Communal garden
- 0.6 miles to West Finchley tube station
- Share of freehold
- Service charges - £2120.67 p.a
- Separate bathroom and toilet
- Close to shops and transport links

863 High Road, London, N12 8PT  
020 8446 4295

property@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

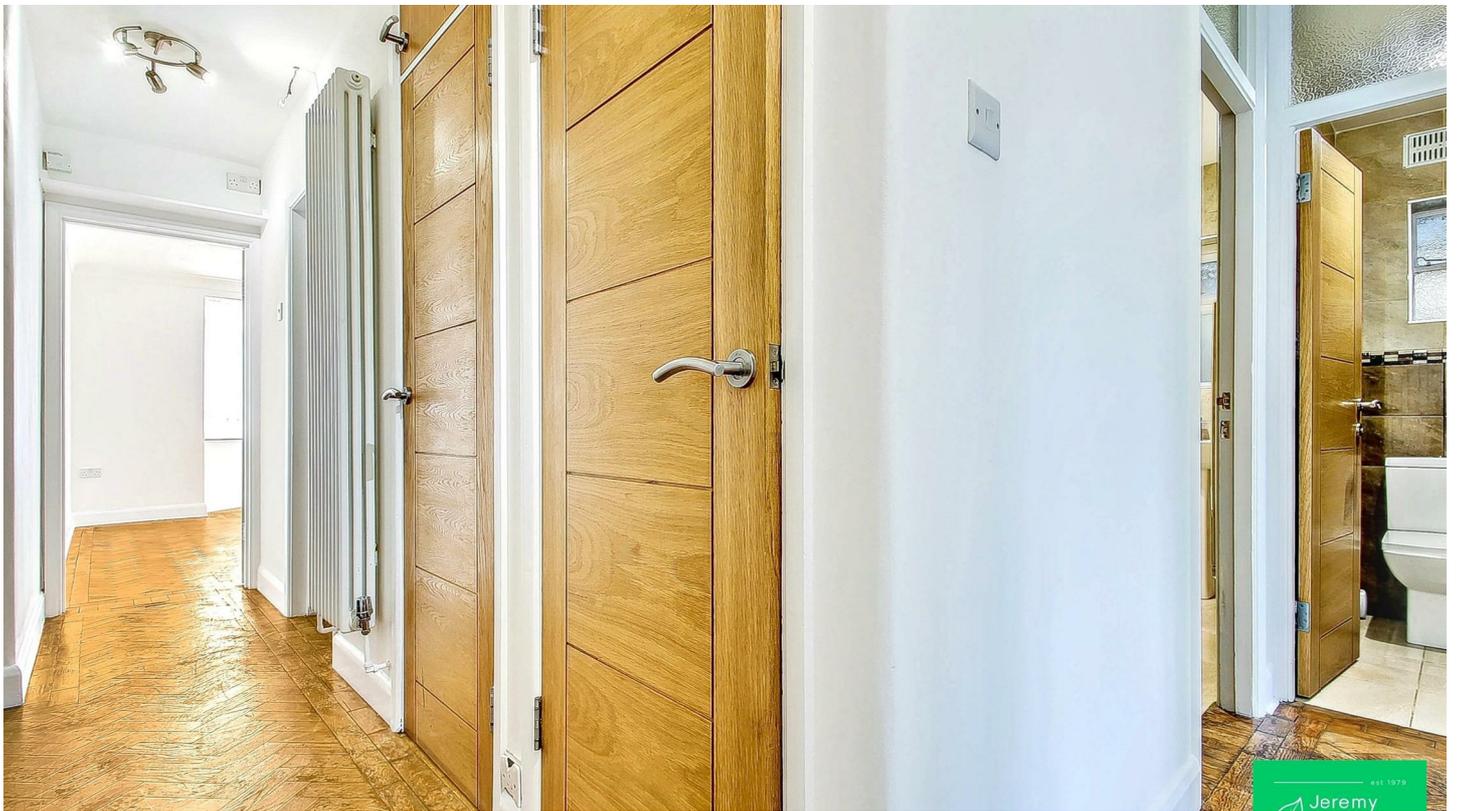
# Ballards Lane, Finchley, London, N12 0ES

\*Share of freehold\* Jeremy Leaf & Co are very pleased to present this bright and spacious ground floor apartment in a purpose built development. With two double bedrooms, separate kitchen, reception room, original wooden flooring, fitted wardrobes and direct access to a communal rear garden. Offered chain free, this property is ideally located on Ballards Lane, a short distance from the shops, amenities and transport links of North Finchley with West Finchley only 0.6 miles away (Northern Line).

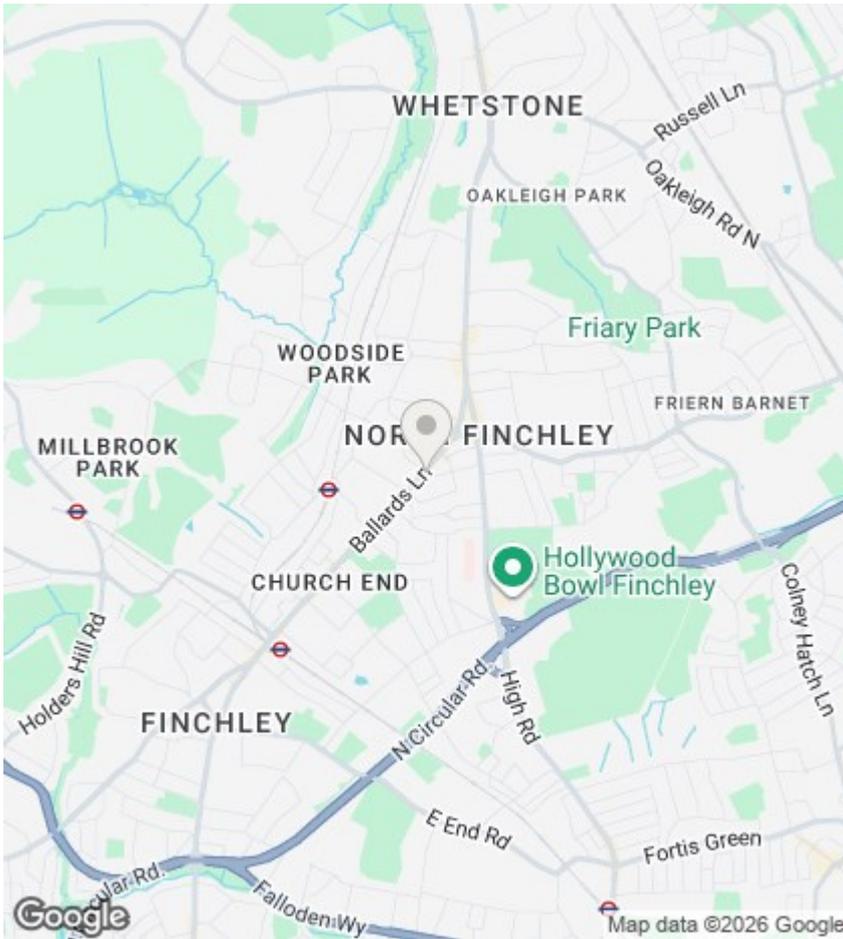
Council Tax band - C / Lease - 990+ years



Council Tax Band: D







### Directions

### Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

