



BALLARDS LANE, LONDON, N3  
£425,000 LEASEHOLD

## A TWO BEDROOM FIRST FLOOR PURPOSE BUILT FLAT

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## DESCRIPTION:

A bright and spacious two double bedroom first floor purpose built apartment, situated close to West Finchley Tube Station, Victoria Park and local shopping amenities. The property comprises of two double bedroom, large living room, separate fully fitted kitchen with breakfast bar, family tiled bathroom, guest wc, residents' parking and gas central heating. The property is offered for sale on a chain free basis. An internal viewing is highly recommended.

## AT A GLANCE

- Purpose built block
- First Floor
- Large Reception Room
- Two Bedrooms
- Bathroom & WC
- Residents Parking
- Chain Free







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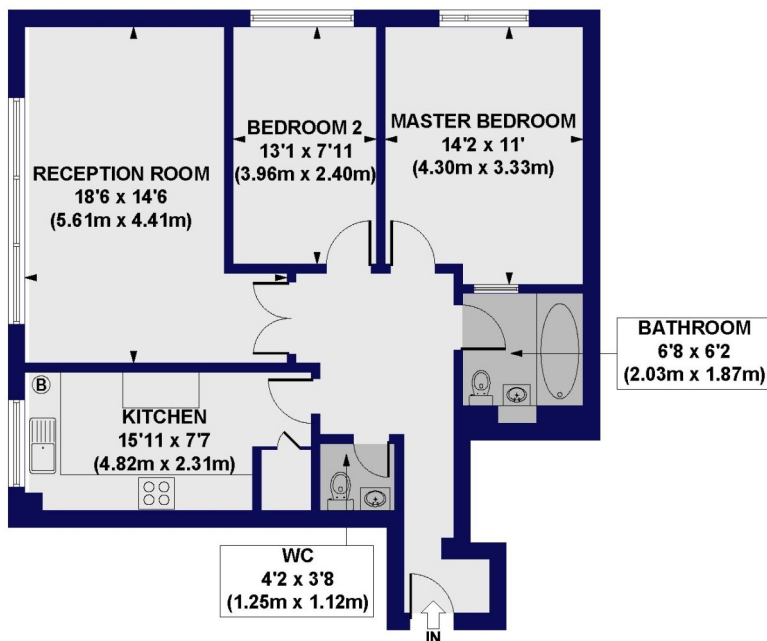


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**Sherbrook House, Ballards Lane, N3**  
 Approx. Gross Internal Floor Area 803 sq. ft / 74.59 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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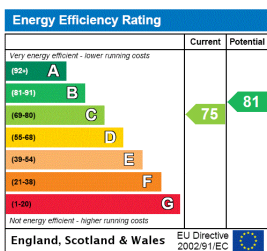
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 974 year and 0 months

**Service Charge:** £2340 per annum

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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