



**LONG LANE, FINCHLEY, LONDON, N3  
OFFERS IN EXCESS OF £600,000 FREEHOLD**

## **A TWO BEDROOM TWO BATHROOM MID-TERRACE FAMILY HOME**

### **AT A GLANCE**

- Mid terrace family home
- Two bedrooms
- Front reception
- Modern kitchen/lounge/dining room
- Close to transport links/amenities & parkland

Finchley | 020 8349 3388 | [finchley@winkworth.co.uk](mailto:finchley@winkworth.co.uk)



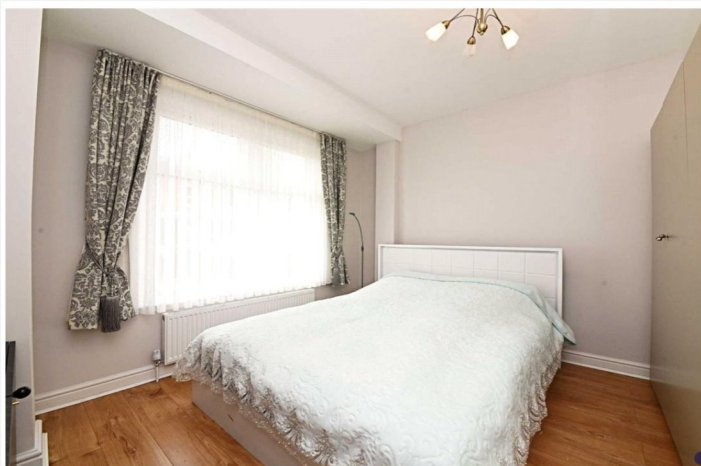


### **DESCRIPTION:**

We are pleased to offer for sale this wonderful refurbished and extended mid-terrace family home, ideally located for transport links, amenities on Ballards Lane, Finchley Central underground, Victoria Park and Good Ofsted Rated Primary schools. The ground floor comprises of spacious hallway, downstairs shower room, front reception (currently being used as a bedroom), open plan modern kitchen/lounge/dining area with wall-to-wall patio doors opening onto the rear garden. To the first floor there are two bedrooms and family bathroom.

### **COUNCIL TAX:**

Band D





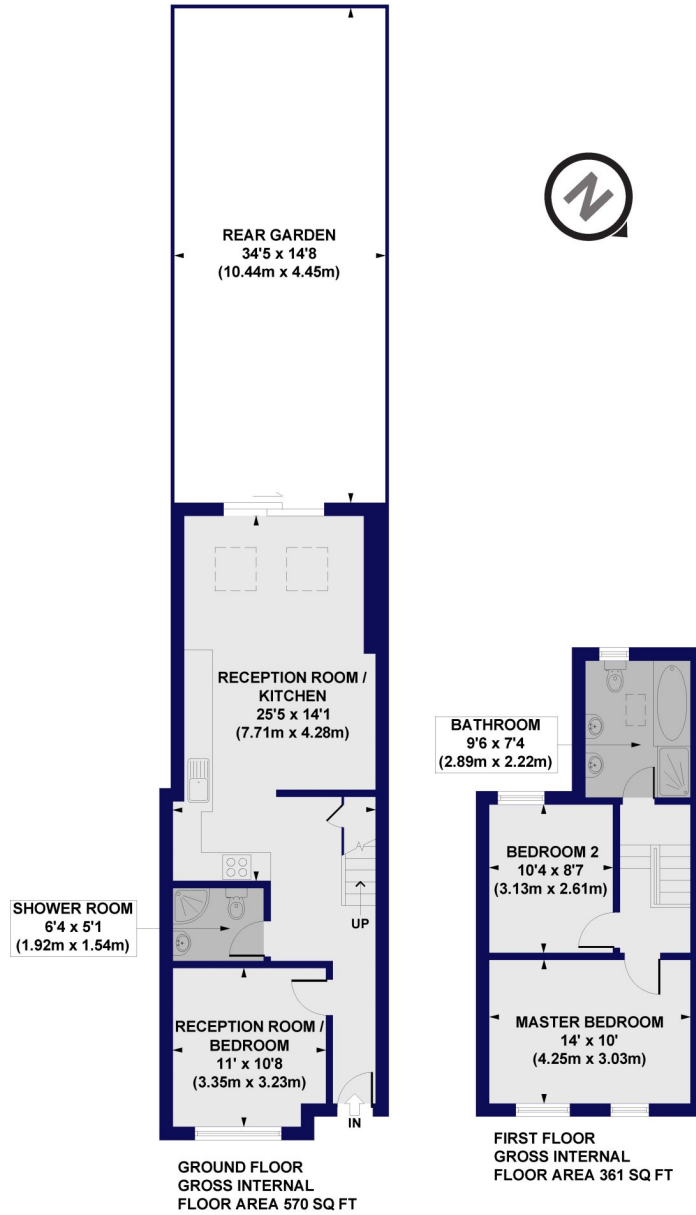


## ACCOMMODATION

Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Terraced, Garden, Good decoration

# Long Lane, N3

Approx. Gross Internal Floor Area 931 sq. ft / 86.52 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	