



**LONG LANE, FINCHLEY, LONDON, N3  
£465,000 SHARE OF FREEHOLD**

## **A GOOD SIZE WELL-PRESENTED THREE BEDROOM FLAT**

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## DESCRIPTION:

We are pleased to offer this spacious top floor flat ideally located for Ballards Lane amenities, transport links such as Finchley Central underground and Victoria Park. The property offers good living space throughout and comprises of a spacious open plan living/modern fitted kitchen, primary bedroom with en suite, second double bedroom, third bedroom (ideal as a study), modern fitted shower room, loft storage and a share of the freehold. Offered on a chain free basis an internal viewing is highly recommended!

## TENURE:

Share of Freehold  
Building Insurance: Approx. £208.00 per annum  
(Self-managed)

**COUNCIL TAX:** Band C

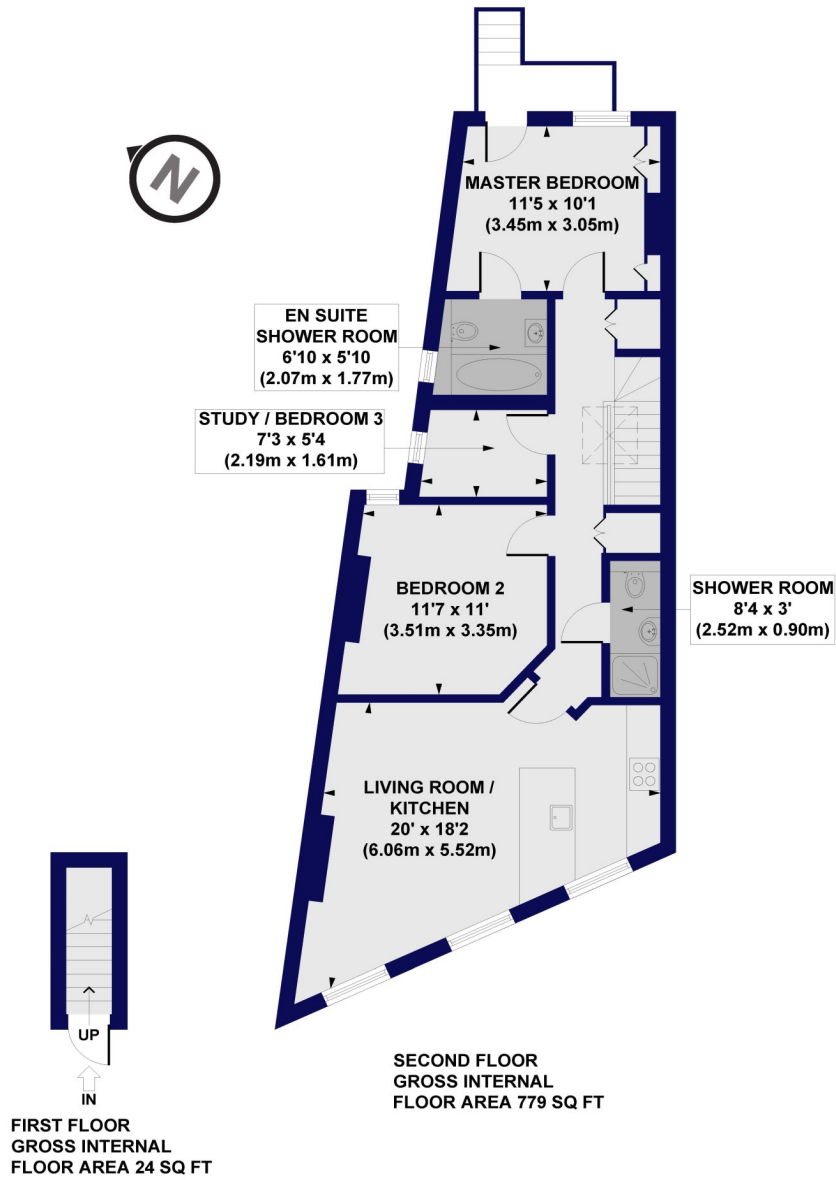
## AT A GLANCE

- Top floor
- Three bedrooms
- Two bathrooms
- Open plan living
- Easy access to transport links & amenities
- Share of freehold





**Long Lane, N3**  
**Approx. Gross Internal Floor Area 803 sq. ft / 74.58 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.

**Winkworth**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	71
(55-68) <b>D</b>	
(39-54) <b>E</b>	47
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC