



## Long Lane, Finchley, N3 2HY

£260,000 - Leasehold

\* Chain Free \* A lovely one bedroom top floor converted flat. Located next to Victoria Park and close to Finchley Central. 1st floor entrance with stairs up to the top floor and a lovely bright open plan kitchen reception room which benefits from a Juliet balcony. Modern family bathroom and a small double bedroom. The flat would make a perfect first time purchase or rental investment.

Lease: Approximately 970 years  
Ground Rent: Peppercorn  
Service Charge - Ad Hoc. plus currently £382 per annum building insurance

- One bedroom
- Modern flat
- Juliette balcony
- Top floor
- Converted flat
- Open plan kitchen
- Chain free
- Council tax band B



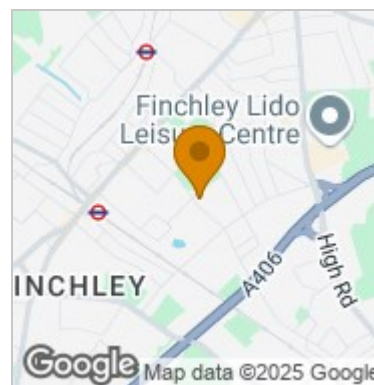
## Floor Plan

**Long Lane , N3 2HY**  
**Gross Internal Area 409 sq ft / 38 sq metres**  
**(Excluding First Floor)**

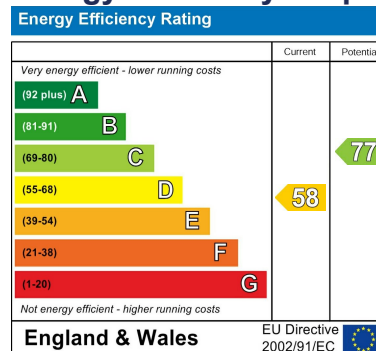


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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