



## Long Lane, Finchley, N3 2RA

£1,600 Per Month -

This newly decorated 2 bedroom garden flat is located on the ground floor of a period-converted house.

The property features two spacious double bedrooms and offers direct access to half of a well-maintained garden.

Conveniently situated, it is within close proximity to a variety of outstanding schools and local amenities, including cafes and restaurants along Ballards Lane. Additionally, it is only 0.7 miles from Finchley Central station (Northern Line), providing easy access to public transportation.

The flat is available either part-furnished or unfurnished, offering flexibility to suit your preferences, and is ready for immediate occupation.

(Pet friendly)

Deposit: £1846

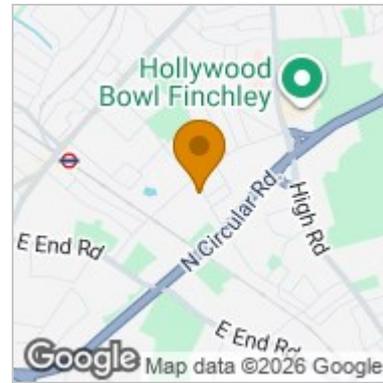
Barnet council tax band: C

- **Converted flat**
- **2 double bedrooms**
- **Access to garden**
- **Wood flooring**
- **Reception room**
- **Available immediately**
- **Part furnished or Unfurnished**
- **Good location**
- **Tax band C**
- **Pet friendly**

## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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.

### Finchley Branch

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### Hendon Branch

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