



## Long Lane, London, N3 2RN

£475,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** This beautifully presented 2 double bedroom duplex flat located in a charming period conversion. Spanning nearly 800 sq ft., the property features bright and spacious living areas including a generous 15ft reception room with bay window and plantation shutters.

Decorated to a high standard, the accommodation includes fitted wardrobes to both bedrooms, an en-suite shower room to the master bedroom, a family bathroom, an 11ft fully fitted kitchen/breakfast room and a PRIVATE garden.

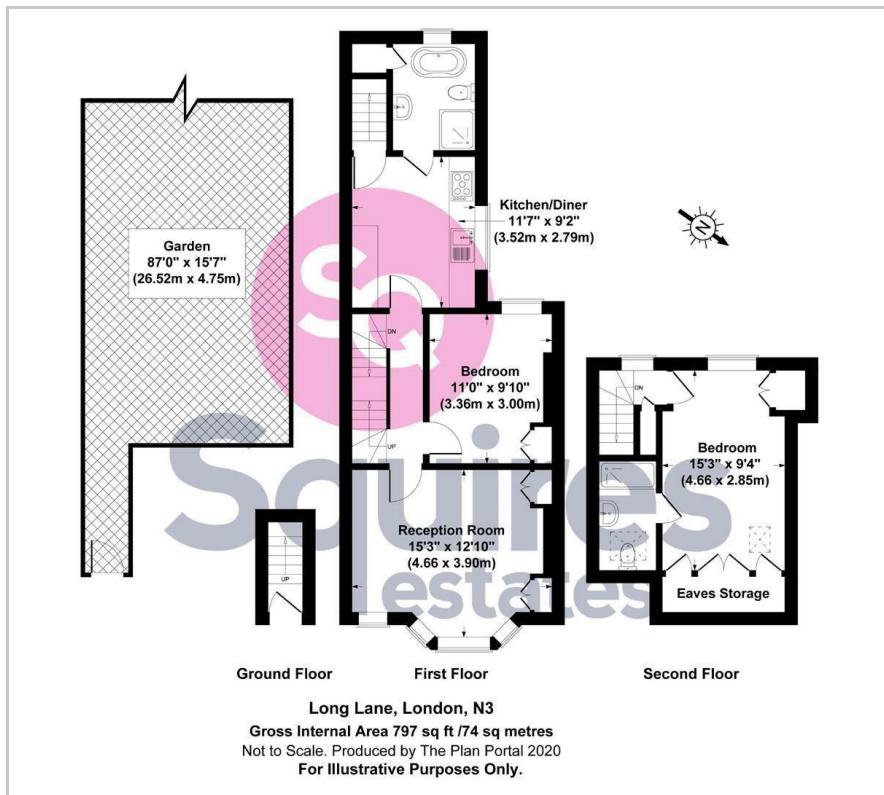
Perfectly situated just a short walk from Victoria Park, the shops on Ballards Lane, and Finchley Central Tube Station, this property is an ideal choice for first-time buyers or as a rental investment.

Share of Freehold with a lease of approx. 152 years  
Service Charge: Approx. £429 per annum for building insurance

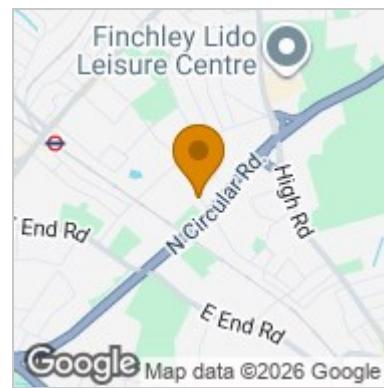
- **Duplex flat**
- **2 double bedrooms**
- **2 bathrooms (1 en-suite)**
- **Private Garden**
- **Chain free**
- **Eat-in kitchen**
- **Fitted wardrobes & plantation shutters**
- **Barnet council tax band C**



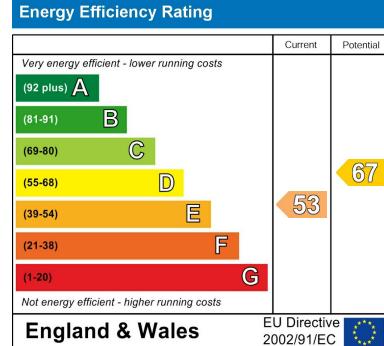
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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