



## 85a Long Lane, London – N3 2HY

£465,000 Leasehold

**\*\*CHAIN FREE\*\*** A charming two-bedroom first-floor maisonette offering a blend of character and convenience.

The property features a spacious 13ft reception room with feature fireplace, a generous master bedroom measuring 13ft, and a well-appointed 12ft kitchen/breakfast room along with a rear pantry. One of the standout features of this property is the direct access to a section of the rear garden. The home retains many original features, adding to its charm and character. Located just a stone's throw from Victoria Park and within easy reach of Finchley Central Tube station and the local amenities on Ballard's Lane, this maisonette is perfectly positioned for first-time buyers and makes an excellent rental investment.

Lease: Approx. 99 years remaining

Ground Rent: £160 per annum and Service Charge: Approx. £304.67 buildings insurance

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

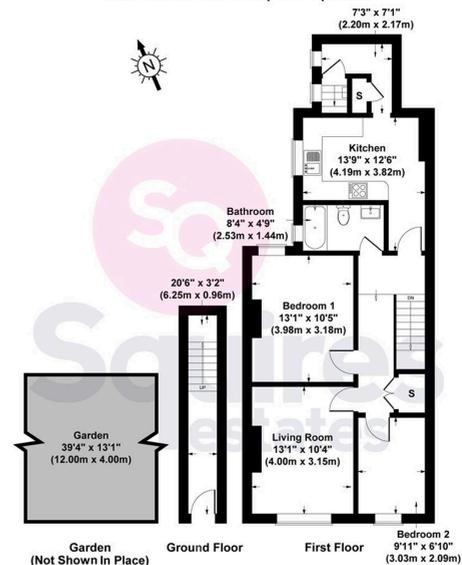
EPC Environmental Impact Rating: E



- › Chain free
- › 2 bedrooms
- › 1st floor
- › Maisonette
- › Private section of rear garden
- › Close to park
- › Excellent condition
- › Modern kitchen



Long Lane, Finchley N3 2HY  
Gross Internal Area 764 sq ft / 71 sq metres



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.