

## Long Lane, London – N3 2HY

£575,000 – Leasehold

A beautifully presented two double bedroom ground floor apartment (818 sq ft), featuring a private garden and off-street parking, ideally located moments from Victoria Park.

The property offers a spacious 24ft reception room, a stylish fitted kitchen with potential to extend (subject to the necessary consents), a generous principal bedroom with en-suite shower room, a second double bedroom, and a modern family bathroom.

Further benefits include a front garden, an attractive rear garden with a patio area ideal for outdoor entertaining, and an allocated off-street parking space.

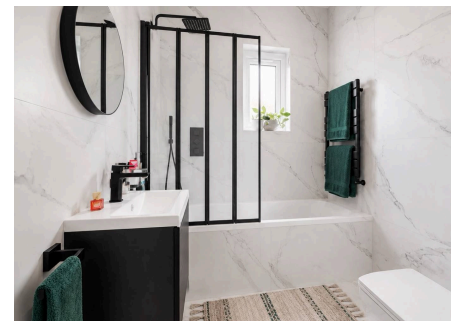
Conveniently situated just 0.6 miles from Finchley Central Underground Station and close to the shops, cafés, and transport links of Ballards Lane.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- › Two double bedroom ground floor apartment
- › Approx. 818 sq ft of well-proportioned accommodation
- › 24ft reception room
- › Stylish fitted kitchen with scope to extend (STPP)
- › Principal bedroom with en-suite shower room
- › Modern family bathroom
- › Private rear garden with patio area
- › Allocated off-street parking space
- › Moments from Victoria Park
- › 0.6 miles to Finchley Central Underground Station
- › Close to Ballards Lane shops, cafés, and amenities



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