

## 1 Bedroom Conversion for Sale - £185,000

252 Ballards Lane, North Finchley, London, N12 0EP



### KEY FEATURES:

- ONE BEDROOM FIRST FLOOR CONVERSION • SPACIOUS LOUNGE • FITTED KITCHEN • BATHROOM • BEDROOM WITH BALCONY • COMMUNAL GARDEN • CLOSE TO SHOPS & TUBE • CHAIN FREE

## Description

One bedroom first floor conversion with a spacious lounge, fitted kitchen, bedroom with balcony, bathroom, gas central heating, communal garden, close to shops & transport. Chain Free.

## Ground Floor

**Communal Entrance** - Hardwood door, stairs to first floor landing with hardwood door to....

## First Floor

**Hallway** - Built-in airing cupboard, radiator, security entry phone, doors to...

**Lounge** - 13'8 x 13'1 Sash bay window to front, double radiator.

**Kitchen** - 9'9 x 4'11 Eye & base level units, single drainer stainless steel sink unit with mixer taps, built-in single oven with gas hob, plumbed for washing, space for fridge, part tiled, window to side.

**Bathroom** - 12'5 x 11'8 Door & windows to front balcony, double radiator.

**Bathroom** - Frosted window to side, panelled bath with mixer taps & shower attachment, low level W.C, pedestal wash hand basin, part tiled, radiator.

## Exterior

**Exterior** - Mature and well kept communal garden. Access via side gate.