

Diploma Avenue, East Finchley, N2

£1,800 pcm

We offer a lovely two bedroom first floor flat, spacious triple aspect lounge, modern kitchen with dishwasher, white bathroom with power shower, large walk in storage cupboard, parking, communal gardens, double glazing, gas central heating, furnished, 2 minutes to tube (zone 3). Council Tax Band D and available from 15th May,



- To be repainted and new carpets to be fitted
- Walk in Storage Cupboard
- Communal Gardens
- Close to Tube
- Triple Aspect Lounge
- Double Glazing/Gas Central Heating
- Off Street Parking
- Energy Rating D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

1. Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute any part of an offer or a contract.
3. All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
4. None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
5. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
6. Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.
7. No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.
8. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.
9. This document is not intended for distribution and may not be reproduced or further distributed or published for any purpose. In particular, any tenants detailed in this property should not be approached without prior written permission.