

## East End Road, East Finchley, N2 8AX

## £1,950 pcm

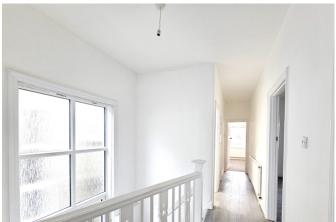
New to the market a refurbished 2 bed converted flat. Comprising exceptionally large reception, 2 bedrooms, brand new kitchen with breakfast bar and bathroom, separate WC. Additional benefits include double glazing, parking for one car, new laminate flooring in hallway and reception and newly fitted carpets in bedrooms. The property is situated moments away from shops, restaurants, a 5 minute walk to East Finchley tube (Zone 3 Northern Line) and day/night bus routes. Council Tax Band D. EPC Rating D. available now. unfurnished.



- Refurbished
- New Kitchen
- Large Lounge
- Parking for 1 Car

- EPC Rating D
- New Bathroom
- Close to Tube and Shops
- Council Tax Band D















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91)		
(69-80)	68	77
(55-68)	00	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	U Directive 002/91/EC	$\odot$

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.

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2. These particulars do not constitute any part of an offer or a contract.

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None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.

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