

LEXINGTONS



FOR
SALE

East End Road, London, N2
£1,850 Per Month

 2  1  1  C



93A East End Road London, N2 0SU

- 2 Double Bedrooms - 1 Bathroom - Private Patio Garden - 678 sq ft
- Part Furnished (2 beds, sofa, table, chairs, wardrobes) - Kitchen With Integrated Appliances
- Wooden Floors - Double Glazed Windows - Shower Room
- EPC C - Council Tax Band Band C (£1,727.32)
- Available From 28/8/24
- Video Viewing Available (please provide WhatsApp number if you wish to receive)

Two double bedroom apartment, situated on the ground floor of a period house. This apartment offers luxury wood effect flooring throughout with high ceilings and neutral decor. Other features include: modern kitchen with integrated washer dryer and dishwasher, fully tiled and newly fitted shower room, private patio garden, double glazed windows throughout, good storage space, new gas central heating system.

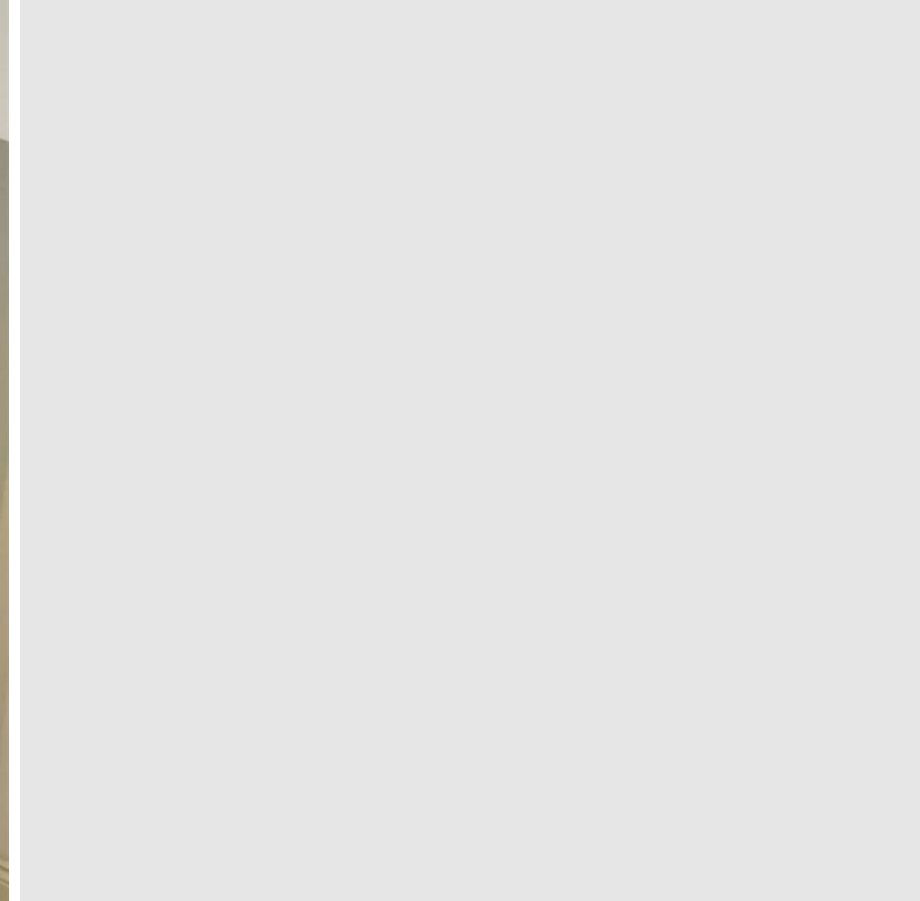
*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Disclaimer

In preparing these property details both online and in paper format, Lexingtons Estate Agents has made reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) are not guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Neither Lexingtons Estate Agents or any of its employees or associated parties take any responsibility for any inaccuracies found (if any). All property details are subject to contract.

£1,850 Per Month





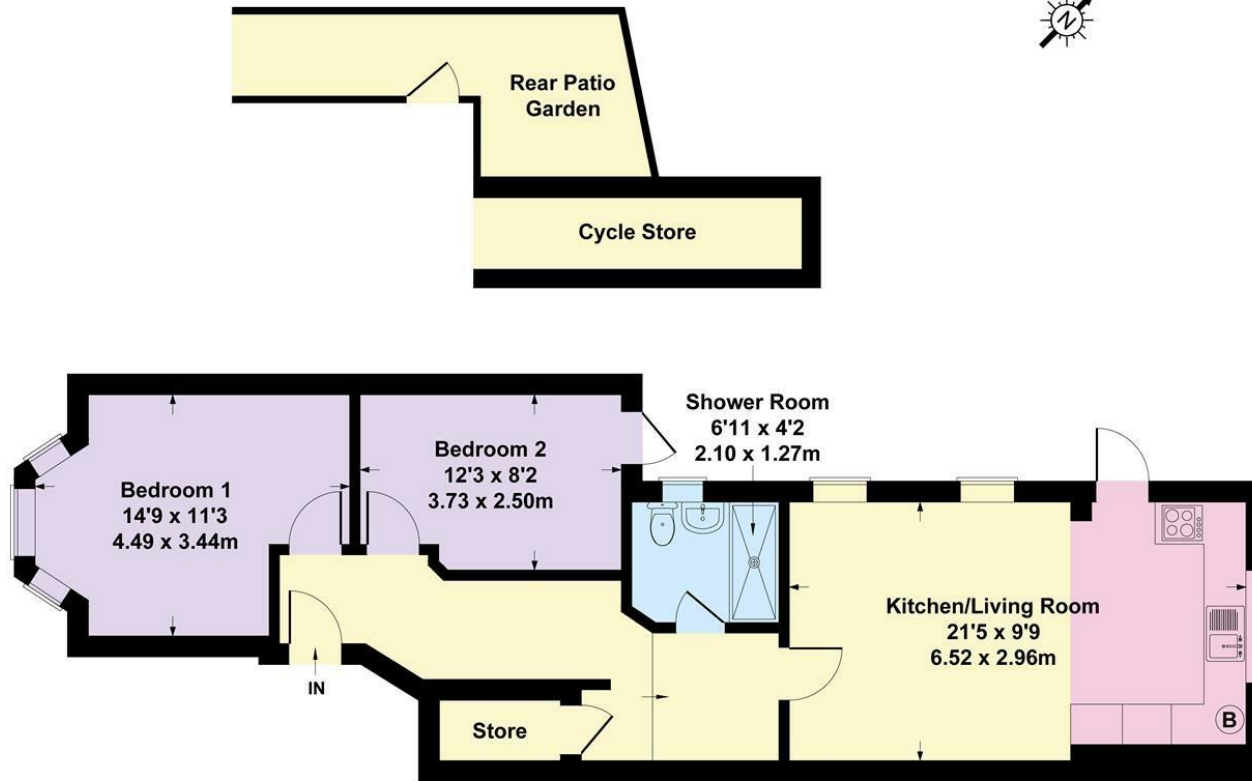
Directions





East End Road, East Finchley, N2

Approximate Gross Internal Area
710 sq ft - 66 sq m



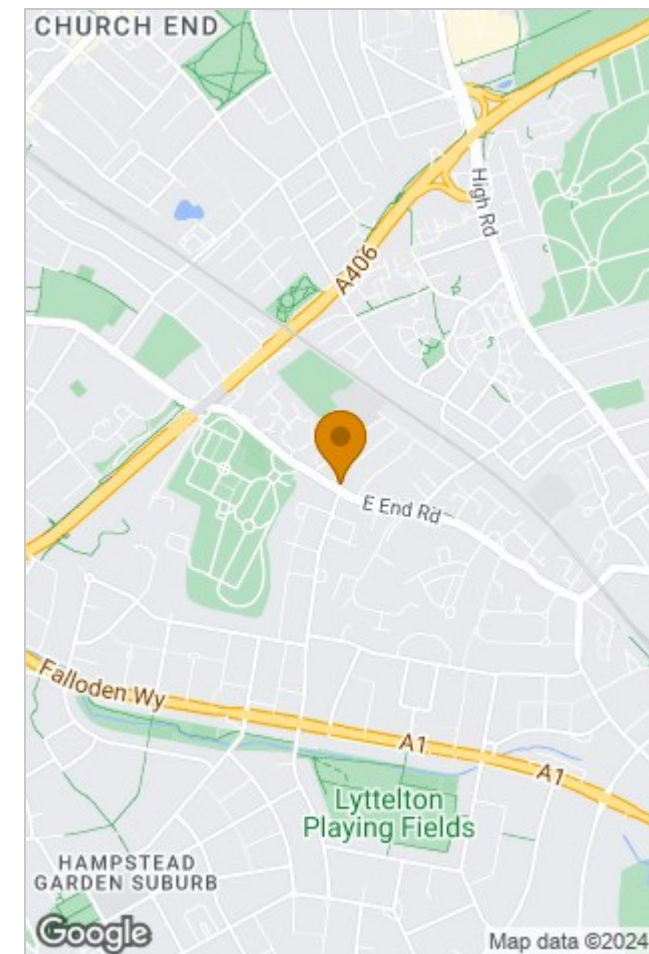
GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	EU Directive 2002/91/EC	