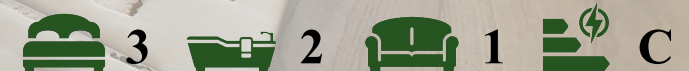


LEXINGTONS



FOR
SALE

Hertford Road, London, N2
£3,300 Per Month





89 Hertford Road London, N2 9BX

- Beautifully refurbished 3-bedroom/ 2 bathroom apartment in a charming period conversion
- Prime Location: Moments from vibrant shops, restaurants, and a cinema in East Finchley
- Luxury Bathrooms: Enjoy two upscale bathrooms, including a convenient en-suite
- Offered Unfurnished - Available now - Energy Performance Certificate (EPC) -C
- Family-Friendly: Excellent primary and secondary schools just a short walk away
- Elegant Touches: High-quality engineered wooden floors and an electric fireplace
- Spacious & Bright: Expansive open-plan kitchen and reception area, perfect for entertaining

Discover a beautifully refurbished three-bedroom split-level apartment that marries modern luxury with classic charm, set within a lovely period conversion in the heart of East Finchley. Spanning the first and second floors of this meticulously updated family house, this residence is designed to impress. Upon entering, you're greeted by an expansive open-plan kitchen and reception area that is perfect for both entertaining and everyday living. The high-quality engineered wooden floors create a warm and inviting atmosphere, complemented by an electric fireplace that adds a touch of elegance. The space is flooded with natural light thanks to double-glazing throughout, ensuring a bright and tranquil environment. This apartment features three generously-sized double bedrooms, along with a versatile space that can effortlessly serve as an office or dressing room, catering to your lifestyle needs. Two luxurious bathrooms enhance the comfort of this home, including an en-suite for added convenience.

Located just moments away from a vibrant array of shops, restaurants, and a cinema, this property offers the perfect blend of urban living and community charm. Families will appreciate the proximity to excellent primary and secondary schools, all within a short stroll. Transport links are superb, with East Finchley Underground Station (Northern Line) just a 13-minute walk away, and efficient bus services readily available on the High Road.

*No HMO license in place so only suitable for families/single households.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

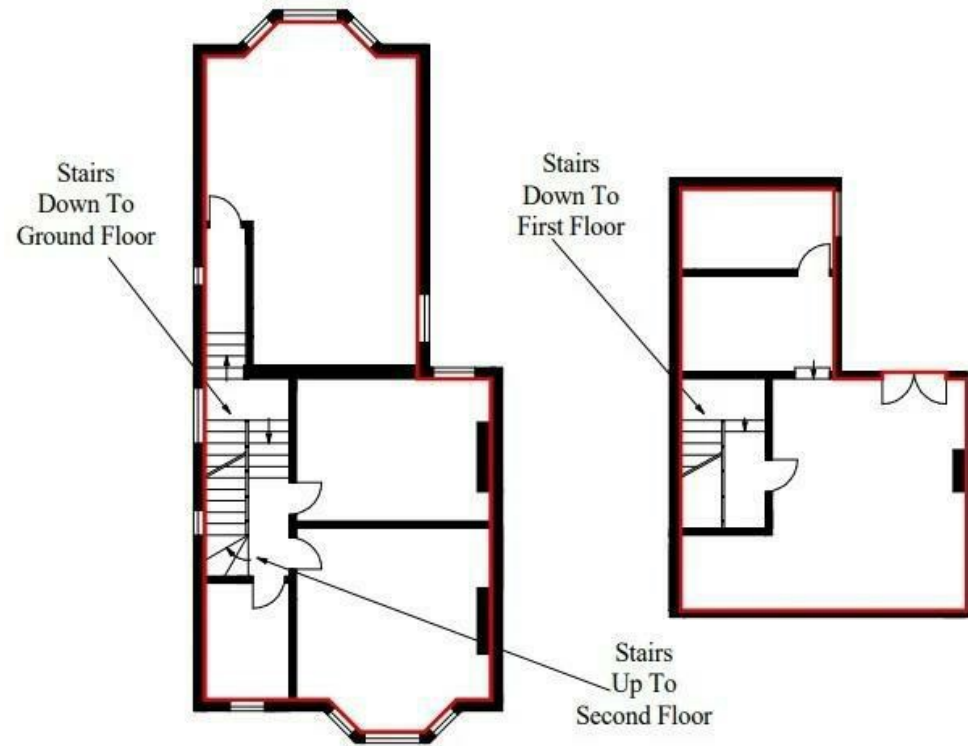
£3,300 Per Month





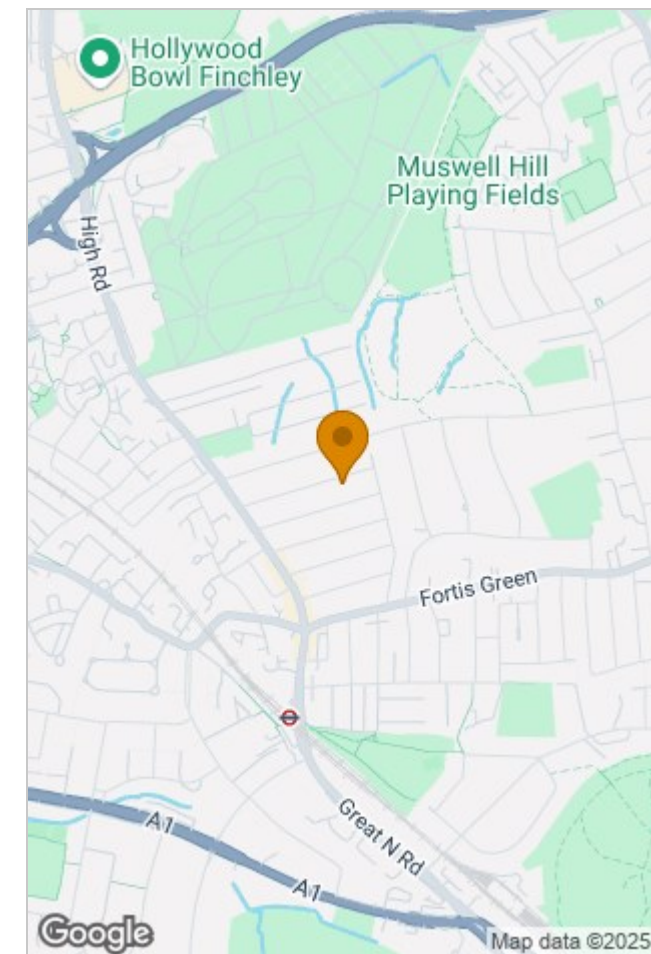
Directions





FIRST FLOOR

SECOND FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.