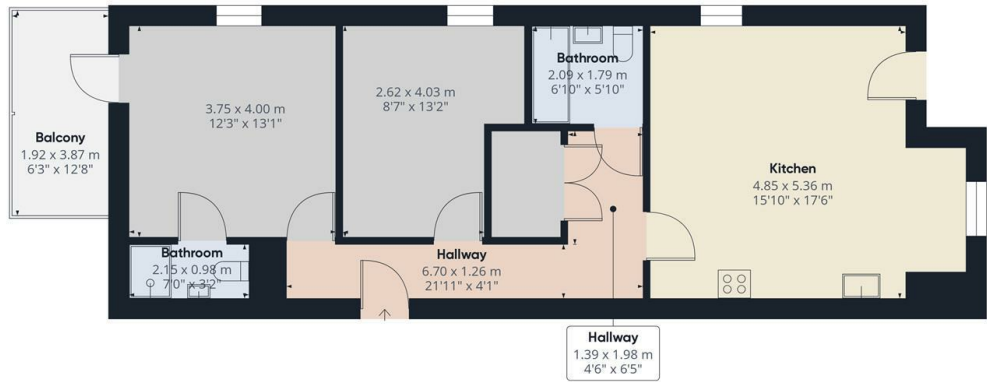


## Flat 3, 1511 High Road, Whetstone, London, N20 9PJ

£2,100

- Managed by Simon Clarke letting agents
- Private outside space
- Available on long term tenancy (initial 12 months)
- Available NOW
- Brand new to the market
- Open plan kitchen with lounge fitted with Bosch appliances
- Council tax - TBC (awaiting valuation from local authority)
- Stunning ground floor 2 bedroom 2 bathroom apartment
- Underfloor heating in all rooms
- Unfurnished

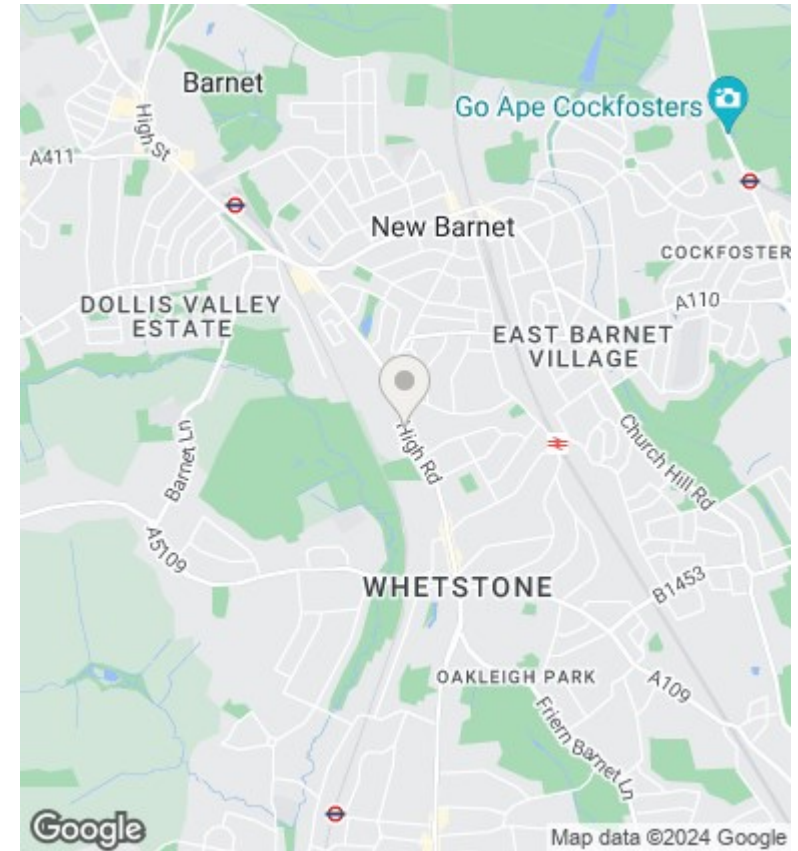


Approximate total area\*  
75.82 m<sup>2</sup>  
816.15 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

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