



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

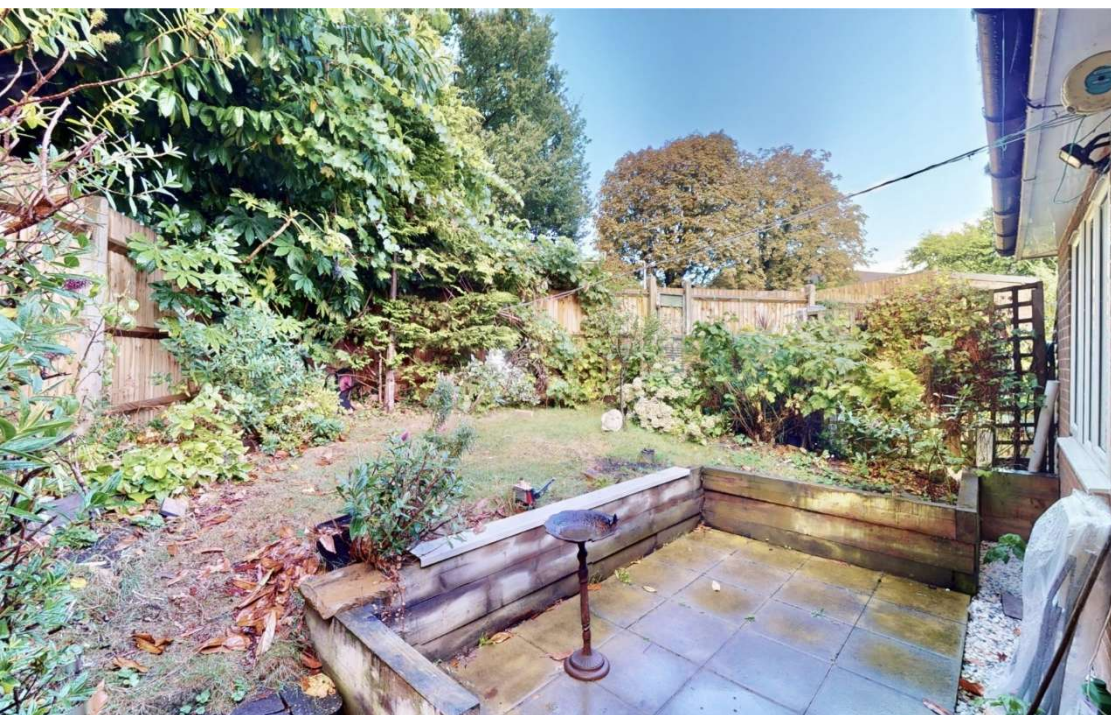
Aylmer Road, East Finchley, N2
Price £650,000 - Freehold

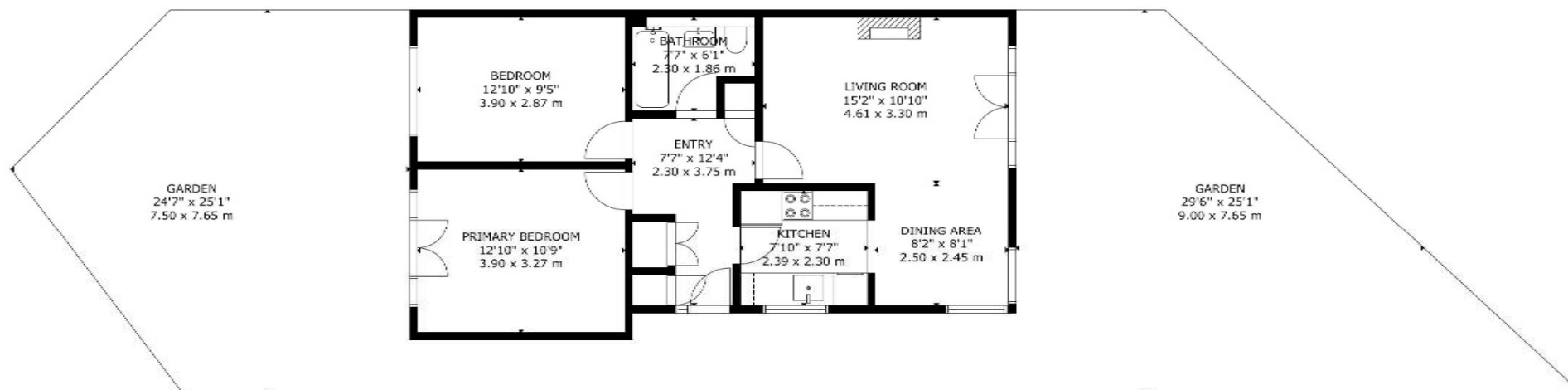
A two bedroom semi-detached bungalow with private front and rear gardens, and off street parking, set back from the road within walking distance to both Highgate and East Finchley Underground Stations. Double glazed throughout, the property comprises a spacious reception room with French doors opening onto the front garden, separate kitchen, entrance hallway, two double bedrooms and bathroom. Externally the property has a 29ft 6" rear garden incorporating a patio area and lawn, and a front garden providing off street parking for one car. The property is conveniently located within walking distance to Highgate Surgery, Highgate Primary School, rated Outstanding by Ofsted, the amenities available in both East Finchley and Highgate along with the picturesque surroundings of Highgate Wood, Cherry Tree Wood and Hampstead Heath.

Material Information:

The property is Freehold with gas central heating. Fibre broadband is available and the building is serviced by electricity and mains water and sewerage. There is off street parking for one car and mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 711 sqft (66.05 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		89
(81-91) B		
(69-80) C	72	
(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	

GROSS INTERNAL AREA
TOTAL: 66 m²/711 sq.ft
GROUND FLOOR: 66 m²/711 sq.ft
EXCLUDED AREA: GARDEN: 113 m²/1,215 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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