

PER MONTH

£3,000 Per Month

Leopold Road

London, N2 8BE

This beautifully presented property has been finished to a high standard throughout, offering a stylish and comfortable living environment. The front reception room exudes charm, featuring a classic sash bay window, an original fireplace, and bespoke built-in storage. To the rear, a sleek and contemporary fitted kitchen is equipped with integrated appliances and opens into a bright dining area, seamlessly connecting to the landscaped rear garden, which includes a patio and low-maintenance astro-turf lawn—perfect for outdoor entertaining.

The first floor offers two generously sized bedrooms, including a bright and airy principal bedroom positioned at the front of the property, and a second bedroom to the rear—both benefiting from an abundance of natural light. A stylish and modern family bathroom serves this floor, complete with a separate shower cubicle. The top floor hosts a spacious third bedroom, which enjoys the added advantage of a private en-suite bathroom featuring a W/C and bathtub, providing both comfort and convenience.

Situated just moments from the High Road, this sought-after neighbourhood is renowned for its village-like charm, offering a vibrant selection of independent shops, cafés, and amenities. Residents can enjoy nearby green spaces including Cherry Tree Wood and the recently renovated Market Place Playground. East Finchley is also home to several highly regarded primary and secondary schools, many of which have been rated 'Outstanding' by Ofsted.

The area is well connected, with East Finchley Underground Station on the Northern Line offering direct access to Central London, complemented by numerous bus routes serving the wider North London area. Popular with both families and professionals, the neighbourhood is prized for its excellent schools, strong sense of community, and a lively array of local cafés, pubs, and amenities.

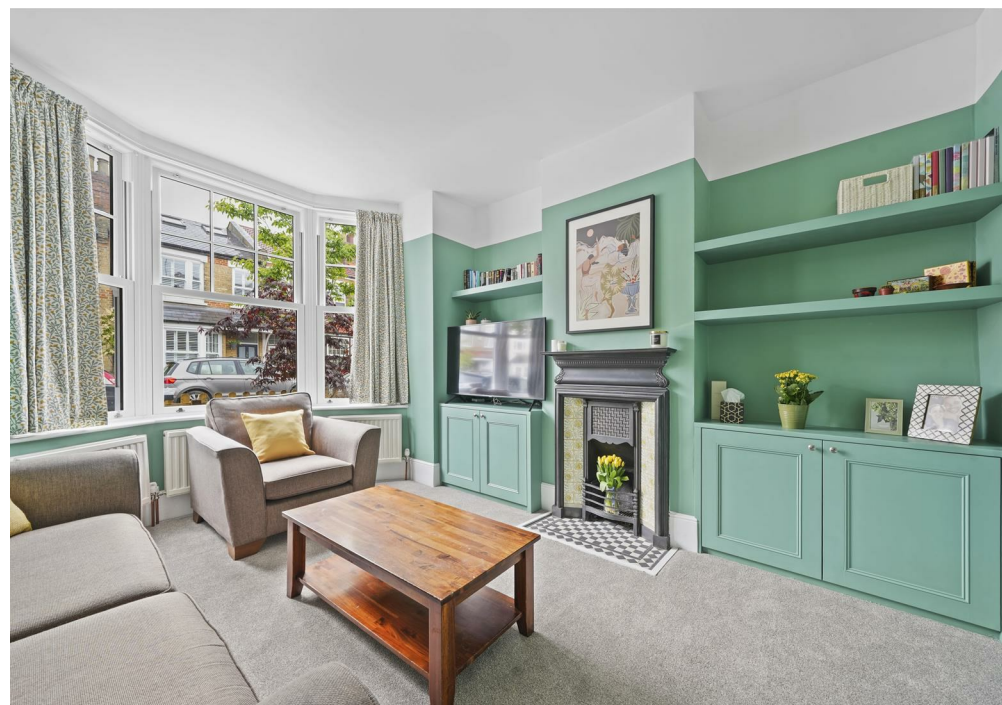
Offered part furnished

Available: August

12-month contract

5 weeks deposit: £3,461.53

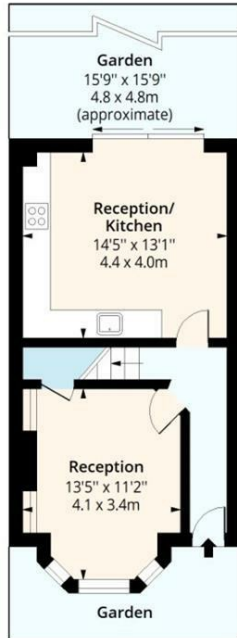
Council Tax: Band B (Barnet)





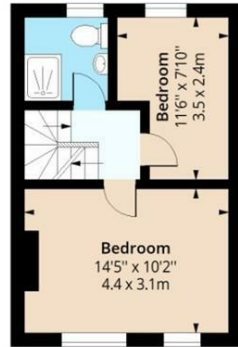
Leopold Street, N2

Approx. Gross Internal Area 934 Sq Ft - 86.77 Sq M
Approx. Gross Eaves Storage Area 28 Sq Ft - 2.60 Sq M



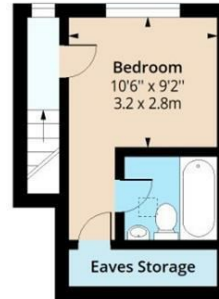
Ground Floor

Floor Area 410 Sq Ft - 38.09 Sq M



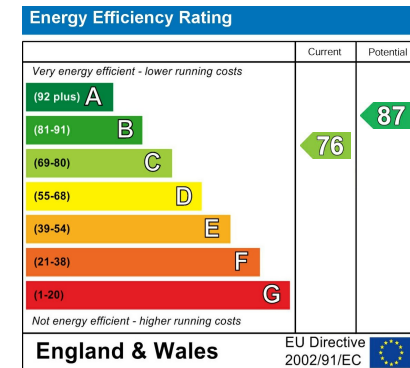
First Floor

Floor Area 322 Sq Ft - 29.91 Sq M



Second Floor

Floor Area 202 Sq Ft - 18.77 Sq M



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 28/5/2025

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