



## Sedgemere Avenue

East Finchley, London, N2 0SY

We are delighted to present this well maintained two double bedroom ground floor garden maisonette, located in a quiet and popular cul de sac just off East End Road, N2. The property offers bright and well proportioned living space and includes a modern fitted kitchen, a comfortable reception room, bathroom, ample storage cupboards, and direct access to a private rear garden.

Images are for illustrative purposes only.

**£2,300 Per month**

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- Available 6th March
- Private Garden
- Unfurnished
- Two Double Bedrooms



[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		