

LEXINGTONS



FOR SALE



East End Road, London, N2

£1,850 Per Month





# 93 East End Road London, N2 0ST

- Top floor 2 bedroom flat - split level - Ideal for sharers
- Solar panels for reduced electric bills - double glazed windows
- Council tax band B- £1,583.19
- Laminate wood floors - dishwasher - washer dryer - EPC C
- Video entry phone - close to shops - 0,8m to East Finchley tube station (Northern Line)
- Kindly send an online enquiry via the property portal to arrange a viewing

Ideally positioned between East Finchley and Finchley Central, Lexingtons are pleased to offer this split level, two double bedroom conversion- with laminate wood floors throughout, neutral decor, and a modern shower room. Other features include washer dryer and dishwasher, good storage space, video entry phone, and new double-glazed windows. This apartment also benefits from lower utility bills thanks to solar panels on the roof, which help save energy. Available unfurnished or part furnished. Located near shops and transport. \*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

## 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.

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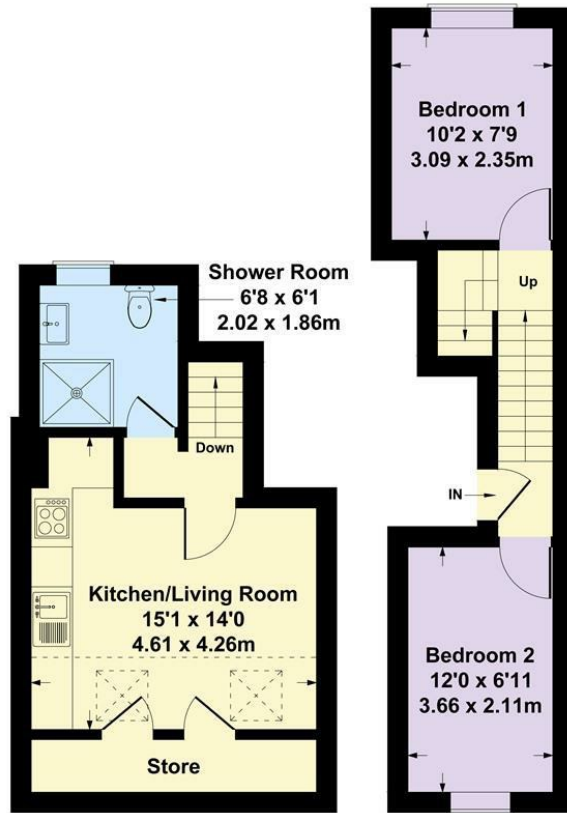


**Directions**



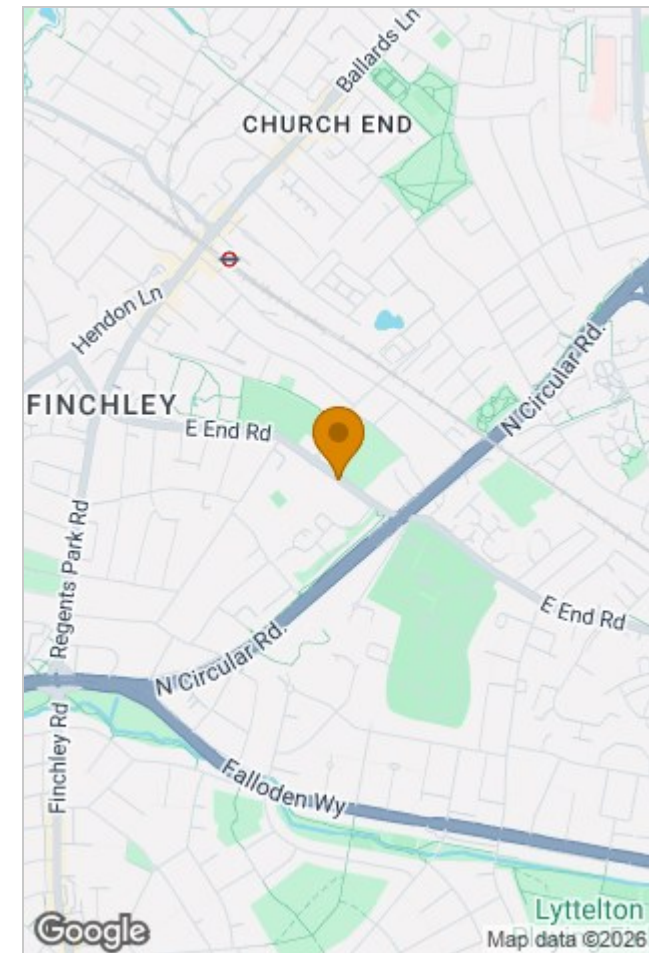
# East End Road, East Finchley, N2

Approximate Gross Internal Area  
495 sq ft - 46 sq m



**FIRST FLOOR AND SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | 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.