

est 1979

 Jeremy
Leaf & Co.



Leslie Road, East Finchley

Offers In Excess Of £650,000

- Two double bedrooms
- Large rear garden
- Sought after location
- Separate Kitchen fully integrated
- Outstanding local schools
- Spacious lounge
- Beautifully presented
- Close to East Finchley tube

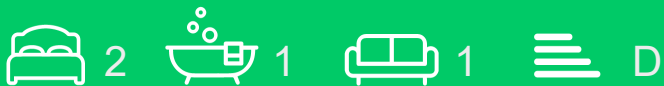
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Leslie Road, East Finchley, N2 8BH

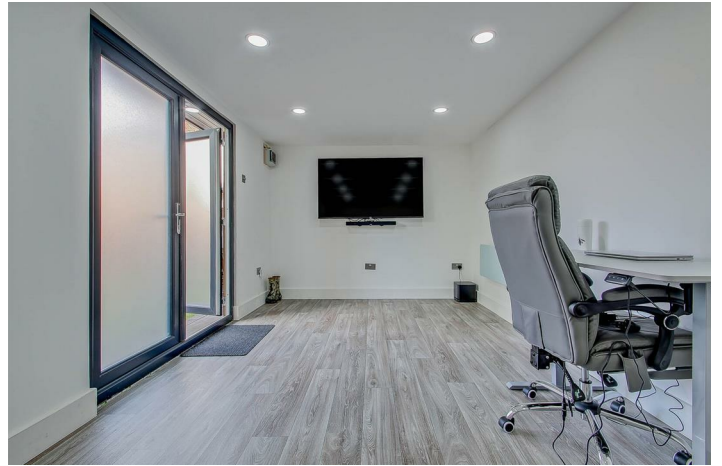
An attractive, bright and spacious two bedroom double fronted ground floor purpose built maisonette situated in this highly favoured, tree lined residential road. The property has been maintained to a high standard throughout and benefits from direct access to own garden, double glazing, gas central heating and newly extended lease. Located within easy reach of East Finchley tube, and also in the catchment for The Archer Academy and Martins Primary school.

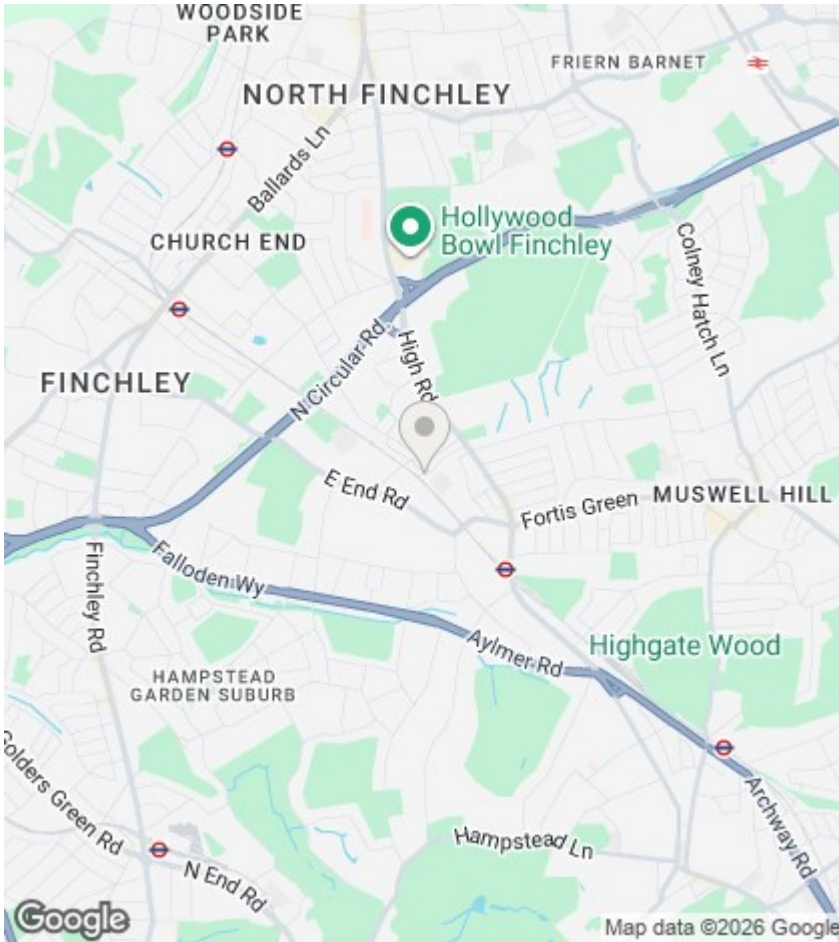
The property will be sold with a newly extended lease of 140 years (the current 50-year lease extension process is underway and will be fully completed by the sellers upon completion of the sale).



Council Tax Band: D







Directions

Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

EPC Rating:

D

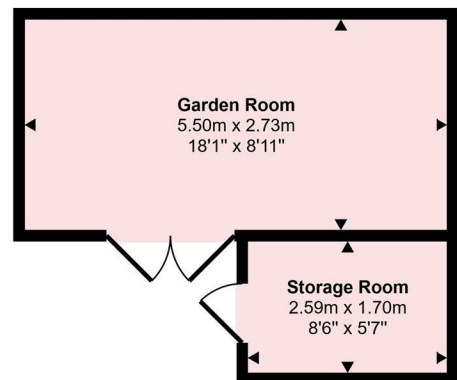
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx 84 sq m / 906 sq ft



Floorplan

Approx 64 sq m / 692 sq ft



Outbuildings

Approx 20 sq m / 214 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate