

est 1979

Jeremy  
Leaf & Co.



Elmshurst Crescent, London

Offers Over £425,000

- Balcony
- Gas Central Heating
- New Lease Upon Completion
- Double Glazed Windows
- Communal gardens
- Ideal Rental Investment or First Time Buy
- Three Bedrooms
- Service Charge Approximately £1,917 pa

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<https://www.jeremyleaf.co.uk/>

# Elmshurst Crescent, London, N2 0LP

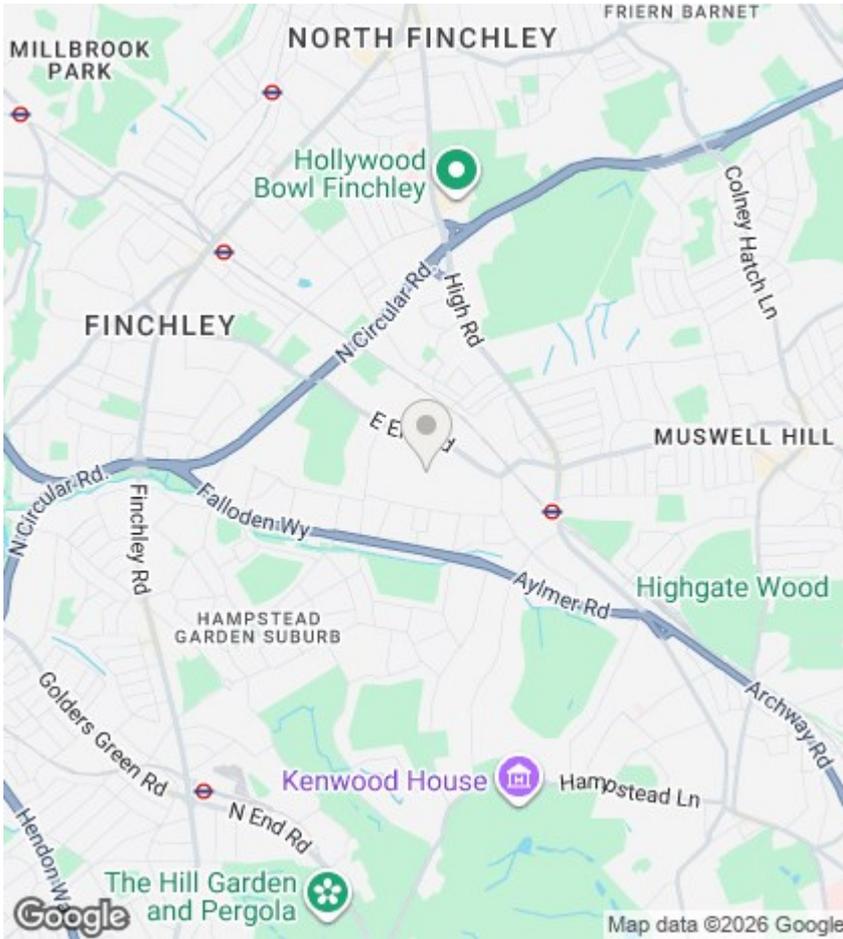
Situated in this popular turning off East End Road and conveniently located for East Finchley tube (zone 3) is this spacious three bedroom second (top) floor purpose built balcony apartment. The property features a reception room of approx. 17ft , kitchen, three bedrooms, and a bathroom with separate wc. The property is ideal for either the first-time buyer or buy to let investor. Further benefits include gas central heating, double glazed windows, communal gardens and parking.



Council Tax Band:







## Directions

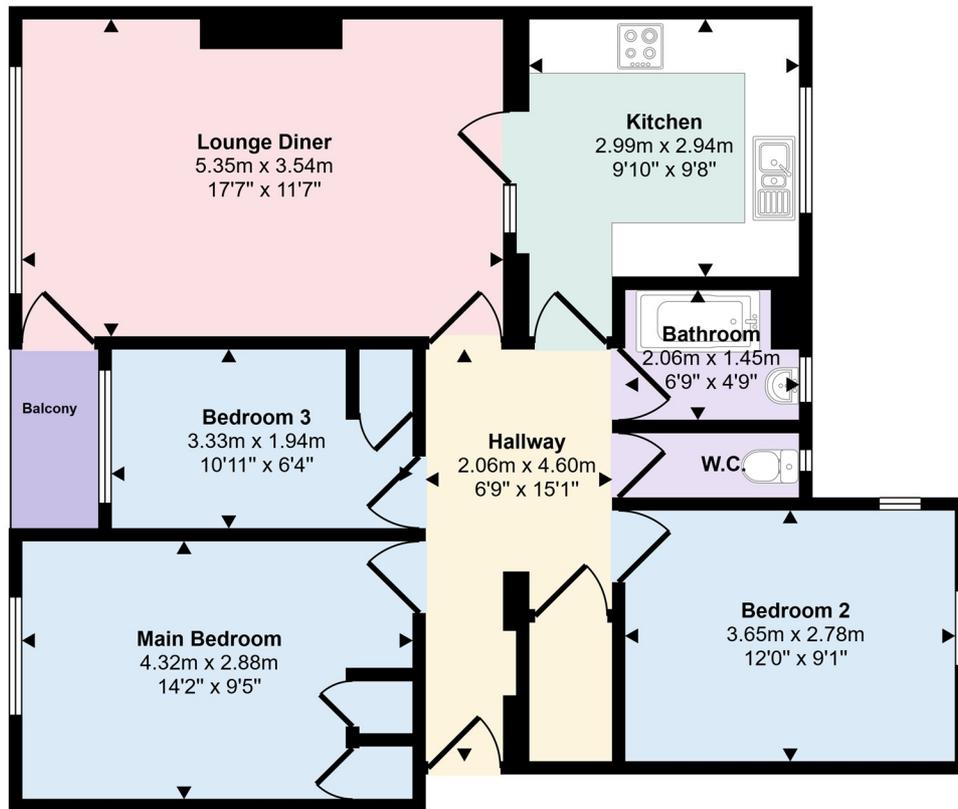
## Viewings

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

## EPC Rating:

C

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>		69	75
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floorplan