

est 1979

 **Jeremy
Leaf & Co.**



Red Lion Hill, East Finchley, N2

£2,400 Per Month

- 2 Bedroom Cottage
- Pretty Cottage
- Part Furnished
- Back and Front Gardens
- Good Storage
- Available Mid August

98 High Road, London, N2 9EB
020 8444 5222

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Red Lion Hill, London, N2 8ED

A charming two-bedroom cottage full of character, situated in the heart of East Finchley. The property comprises an entrance hall with a cloakroom, a spacious lounge, a separate dining room, a downstairs bathroom, and a fitted kitchen with a dishwasher, leading to a compact private garden. Upstairs, there is a generously sized double bedroom with fitted wardrobes, along with a second bedroom that can be used as a home office or a single bedroom. The cottage is ideally situated just a 15-minute walk from East Finchley Tube Station (Northern Line, Zone 3) and is within easy reach of a wide variety of restaurants, cafés, and shops along East Finchley High Road.

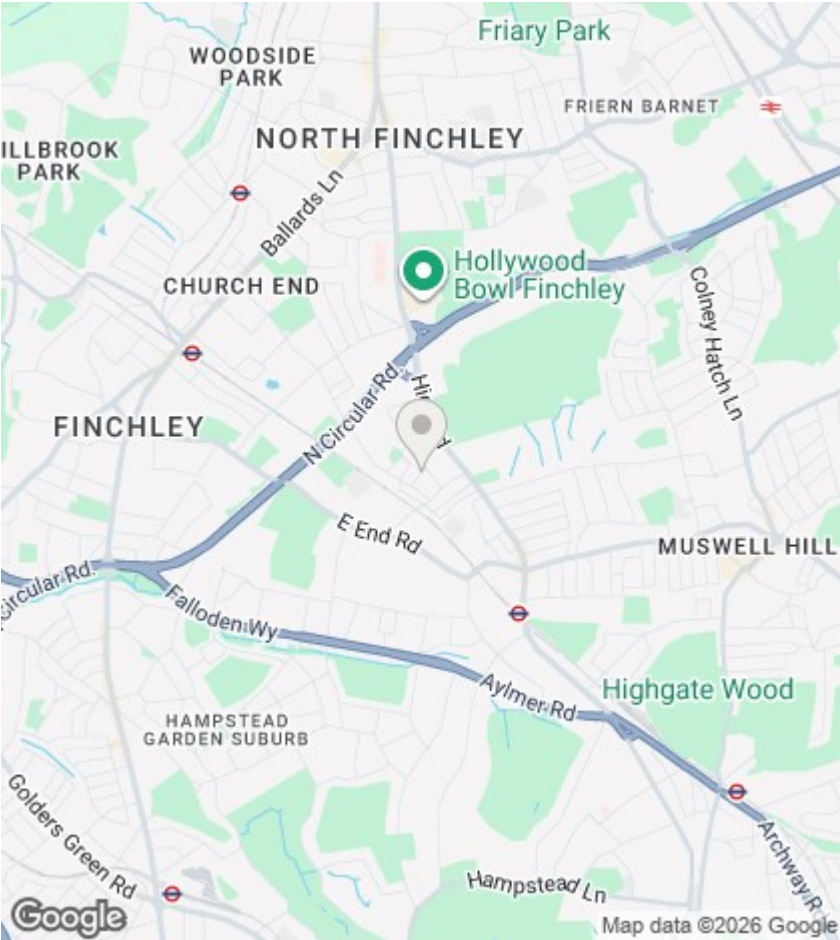
Offered furnished and available from mid-August. EPC rating D and council tax band D.



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	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC