



**Denison Close**

**2 Bedroom**

**£2,000 pcm**

East Finchley, London East Finchley

**KINGSLEYS**



## 63 Denison Close

### Description

- Maisonette
- 1 Reception
- Energy Rating : D
- Washing Machine
- Ground Floor
- 2 Beds
- 1 Bathroom
- Balcony
- Gas Central Heating
- Direct Access to communal Garden

Situated in the sought-after area of East Finchley, this well-presented two-bedroom apartment offers stylish and comfortable living in a convenient location.

The interior has been maintained to a high standard, with clean, neutral décor complemented by wooden flooring that runs throughout the home. The spacious living room provides plenty of room for both relaxing and entertaining, while the separate kitchen is neatly arranged to offer practicality and functionality.

Both bedrooms are generously sized doubles, making the property suitable for sharers, couples, or small families. The bathroom is fitted with modern fixtures, adding a contemporary touch to the space.

Residents also benefit from access to a large shared garden, ideal for enjoying outdoor time in a peaceful setting. The property is positioned within easy reach of East Finchley Underground station, providing straightforward access into central London, along with a range of local shops and amenities nearby.

Overall, this apartment offers a great balance of space, quality, and location.

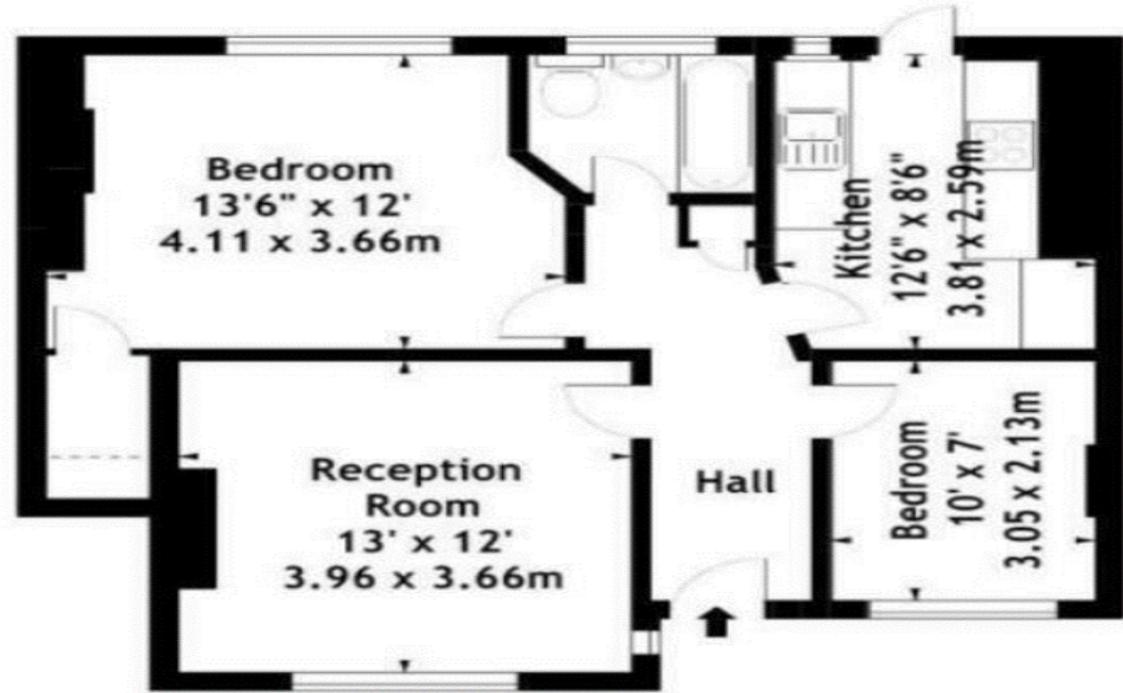


### Accommodation Comprises:





Denison Close, N2  
 Approx. Gross Internal Area  
 630 Sq Ft - 58.53 Sq M



Ground Floor

Certificate Number : 0647-3930-5200-8117-9204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0647-3930-5200-8117-9204>

# KINGSLEYS

### Our

### Fees

We require a Holding Deposit equal to 1 week's rent (approx £461.54) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £2307.69)

The following fees may also be charged during your tenancy

Lost/replacement	keys/security	fees
Rent	arrears	charges
Change	of	tenancy
Early	termination	fee

NB: Although we believe these particulars to be correct with the information provided by the Landlord, they cannot be guaranteed. No services have been tested and we must suggest that, if any item is of a specific importance to you, that you should make your own enquiries. Please note that measurements have been taken using a sonic tape which may only be accurate to + 6". Metric equivalents are shown to provide an approximate guide only & (TBC) = To Be Confirmed.

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