



estate agents



## 35 Sedgemere Avenue , London, N2 0SY

We offer this beautiful two bedroom ground floor garden maisonette situated in this ever popular quiet cul-de-sac turning. Maintained to a very high standard this welcoming home offers many original period features, large kitchen dining room with direct access to south facing garden, a modern shower room, double glazed sash windows and ample storage. Ideally located, the property is just a short walk from East Finchley Underground station, with a variety of local shops, cafés, and amenities conveniently situated minutes away.

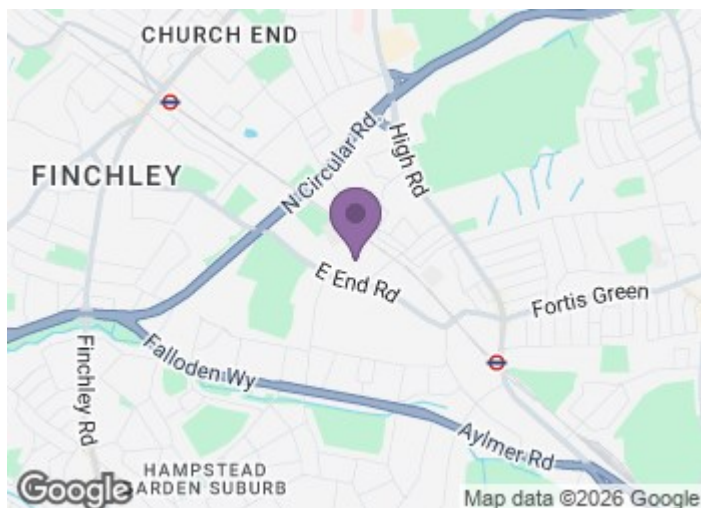
£625,000

# 35 Sedgemere Avenue

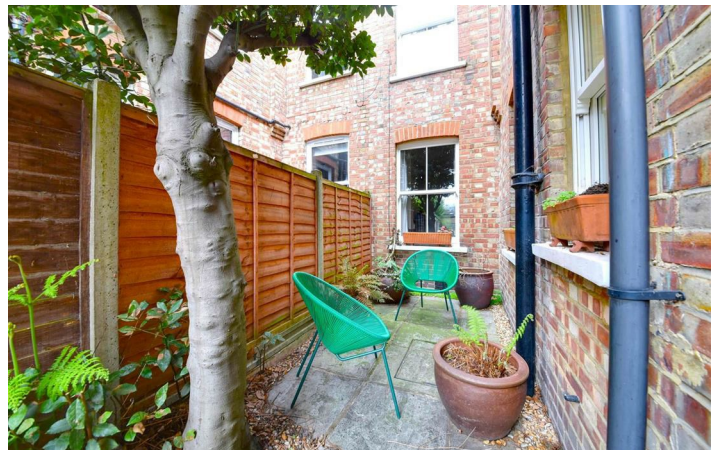
, London, N2 0SY



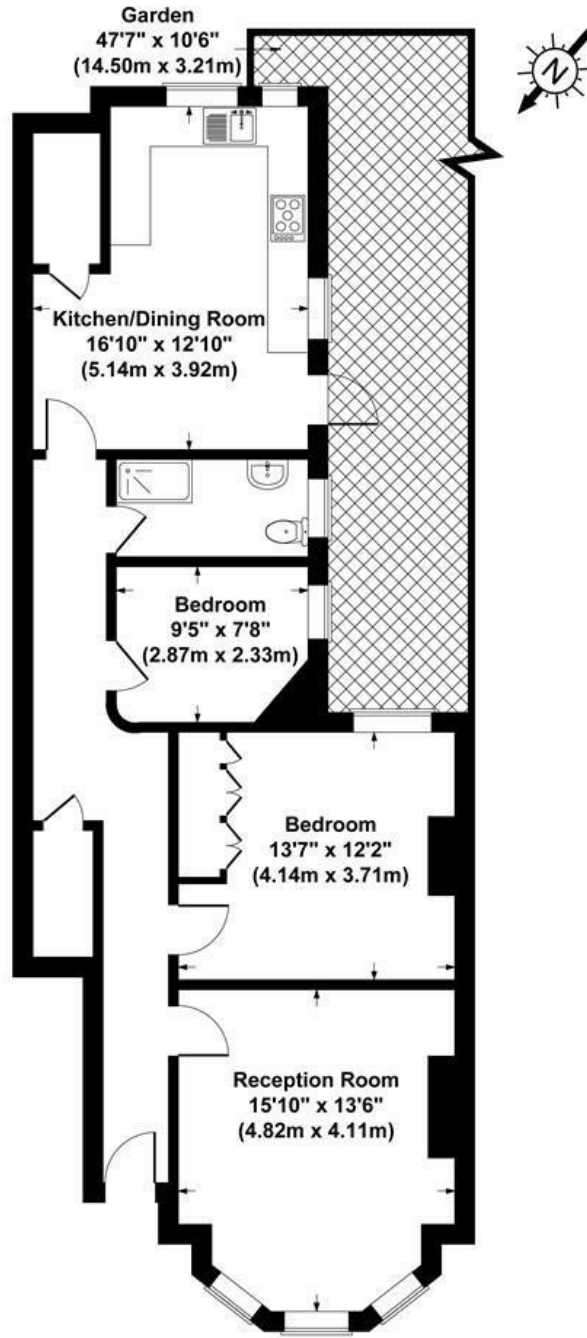
- Reception
- Modern Shower Room
- Ample Storage
- Kitchen Diner
- South Facing Garden
- Double Glazed Sash Windows
- Two Bedrooms
- Period Features



[Directions](#)



# Floor Plan



**Ground Floor**  
**Sedgemere Avenue, London, N2**  
**Gross Internal Area 893 sq ft / 83 sq metres**  
 Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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