

est 1979

Jeremy  
Leaf & Co.



Ashburnham Close, N2 0

£3,550 Per Month

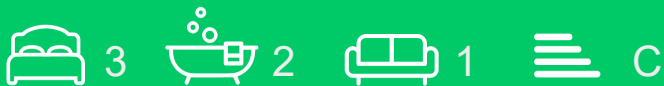
- 3 Double Bedrooms
- Good Storage
- 2 Bathrooms, Guest w.c
- Heated Conservatory
- Garage Part Use
- Close to Archer Academy
- Separate Dryer
- Private Garden
- 2 Bathrooms
- Part Furnished

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

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

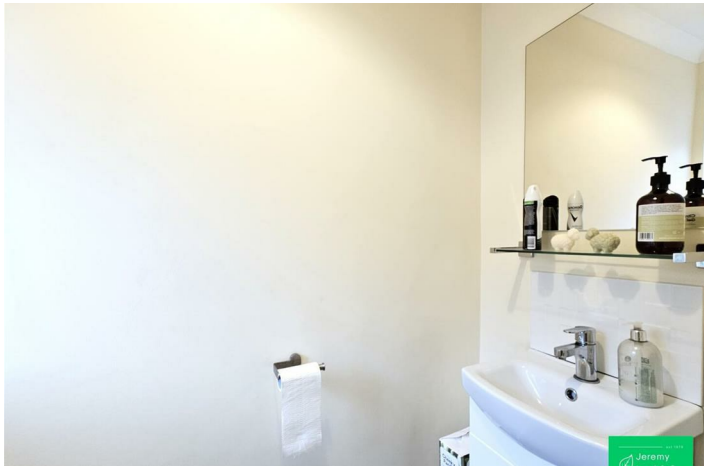
# Ashburnham Close, East Finchley, N2 0NH

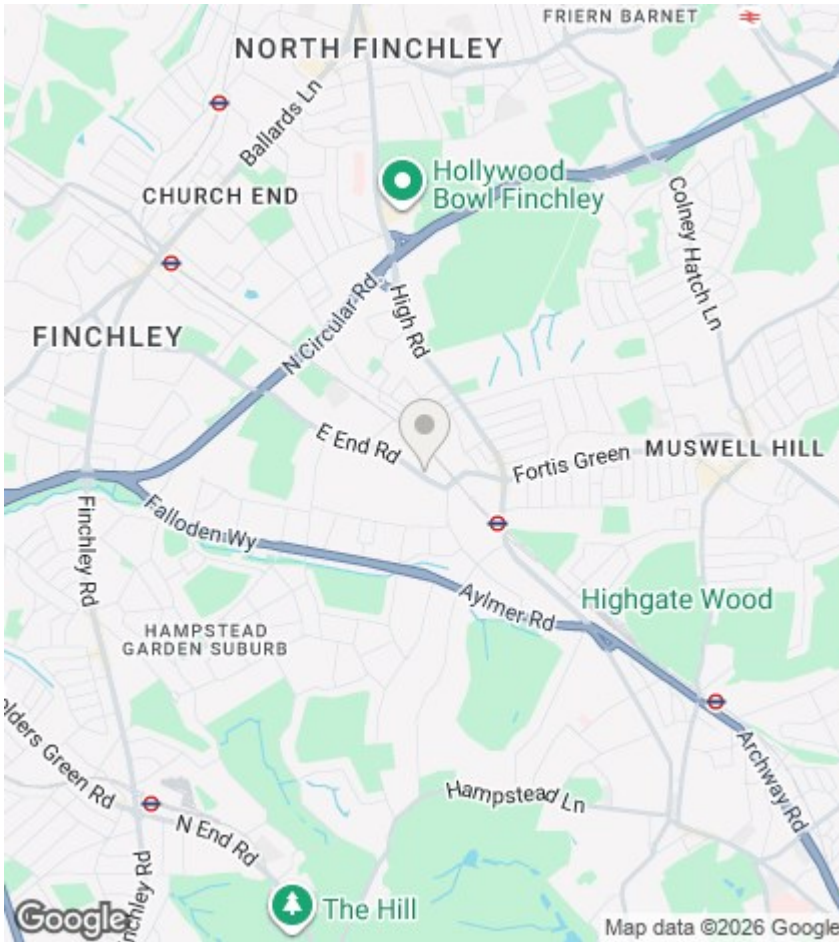
A well presented furnished three double bedroom Town house on 3 floors. Benefits include 3 good size bedrooms, spacious lounge with 2 Juliette balconies, stunning modern kitchen-diner with Granite worktops leading to private garden and heated conservatory. Good storage, bathroom and shower room plus guest w.c, laminate flooring to the ground floor, driveway, part use of interconnecting garage, double-glazed windows & gas central heating. Available from 6th September. Conveniently located in a cul-de sac off East End Road, 10 minutes walk to East Finchley tube (Northern Line Zone 3), busses, restaurants and cafes, also close to Archer Academy, Fortismere and other outstanding & good schools. Council tax band F, EPC rating C.



Council Tax Band: F







## 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) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	