



estate agents



## 44 Sedgemere Avenue , East Finchley, N2 0SX

A beautiful and rarely available double-fronted ground floor garden maisonette, ideally situated on a popular tree-lined cul-de-sac just off East End Road, N2. This charming property retains many original period features and benefits from spacious, well proportioned rooms, double-glazed sash windows, and a private rear garden extending approximately 65ft. The flexible layout offers excellent versatility, allowing the accommodation to be arranged as either two or three bedroom or one or two reception rooms. Conveniently located within a short walk of London Underground at East Finchley, the property is also moments from an excellent selection of local shops, cafés, restaurants, and everyday amenities.

£700,000

# 44 Sedgemere Avenue

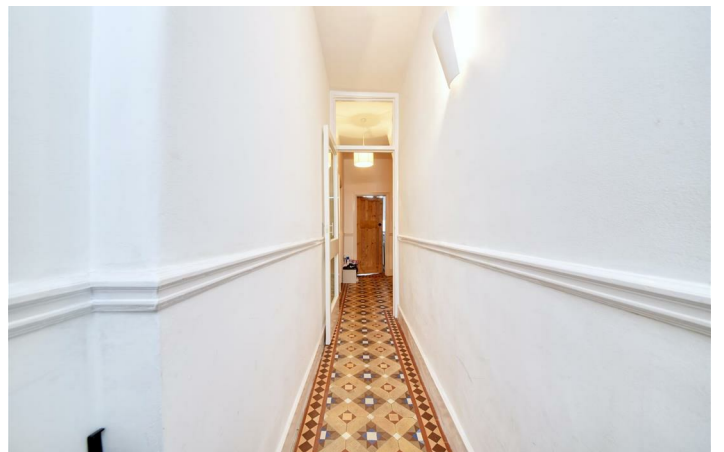
, East Finchley, N2 0SX



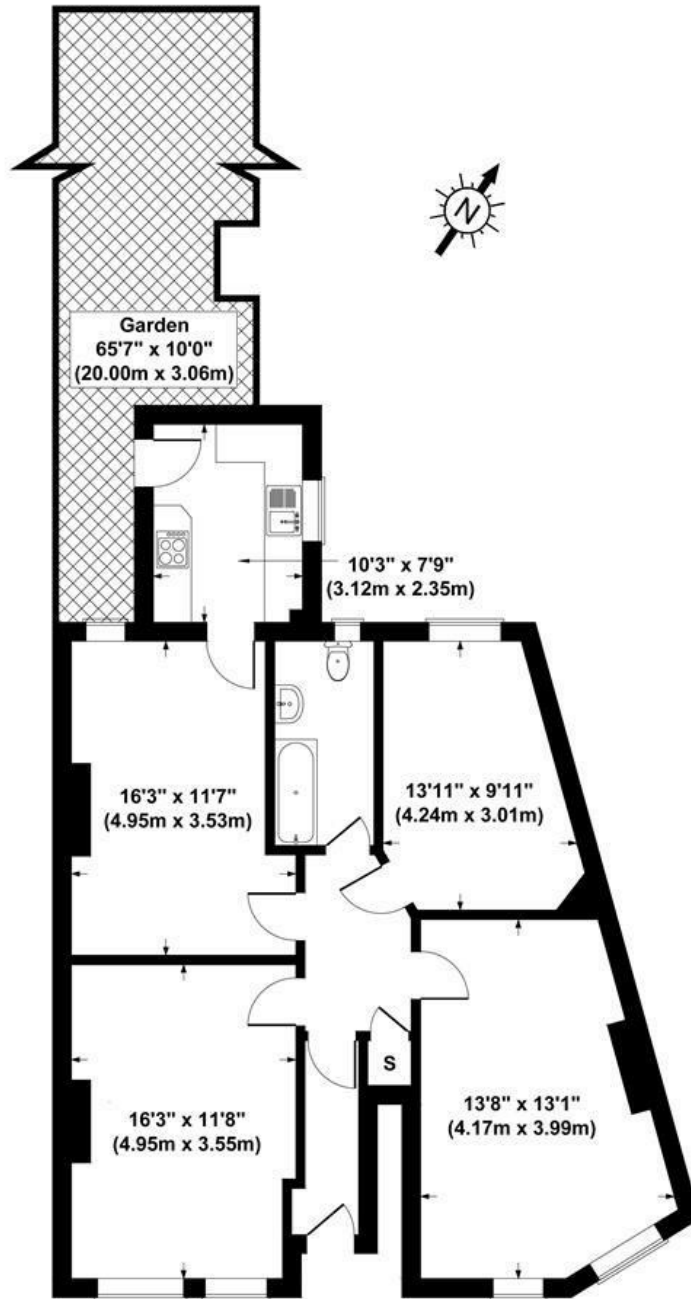
- Two/Three Bedrooms
- Bathroom
- Spacious Rooms
- One/Two Receptions
- 65ft Garden
- Long Lease
- Kitchen
- Original Features



[Directions](#)



# Floor Plan



Ground Floor

**Sedgemere Road, London, N2**  
**Gross Internal Area 947 sq ft / 88 sq metres**  
 Not to Scale. Produced by The Plan Portal 2022  
**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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	