

LEXINGTONS



FOR SALE



East End Road, London, N2  
£1,600 Per Month





# 96 East End Road London, N2 0SU

£1,600 Per Month

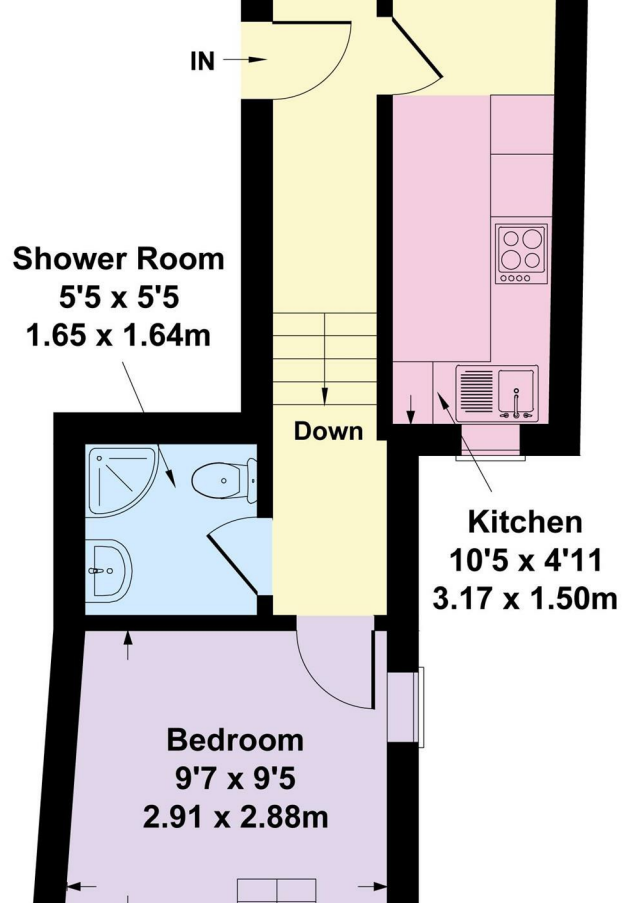
- One Bedroom - First Floor - Terrace - Furnished - Suitable for single tenant
- Fully Fitted Kitchen - Solar Panels For Reduced Bills - Dishwasher @ Washer Dryer
- Close To Shops and Transport - Double Glazed Windows - Modern shower room
- EPC C- Council Tax band Band B (£1,511.41) - Bright and modern

Brand newly refurbished, energy efficient, one double bedroom apartment, situated on the first floor of a period house. This apartment offers luxury wood effect flooring throughout with high ceilings and neutral decor. Other features include: modern kitchen with integrated washer dryer and dishwasher, fully tiled and newly fitted shower room, private roof terrace, double glazed windows throughout and solar panels for lower electric bills. \*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

## Disclaimer

In preparing these property details both online and in paper format, Lexingtons Estate Agents has made reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) are not guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Neither Lexingtons Estate Agents or any of its employees or associated parties take any responsibility for any inaccuracies found (if any). All property details are subject to contract.



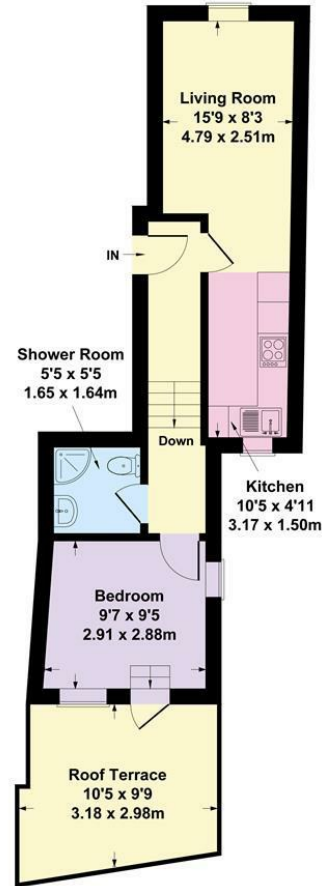


**Directions**



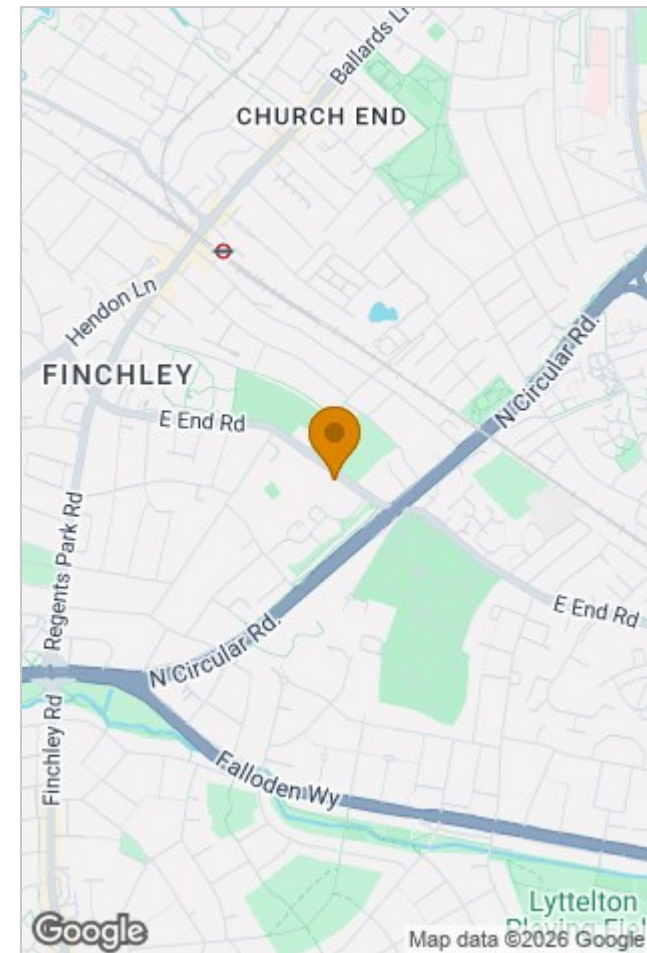
# East End Road, East Finchley, N2

Approximate Gross Internal Area  
366 sq ft - 34 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.