

LEXINGTONS



FOR SALE

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





95 East End Road London, N2 0SU

- 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
- EPC C- Council Tax band Band B (£1,511.41)

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.

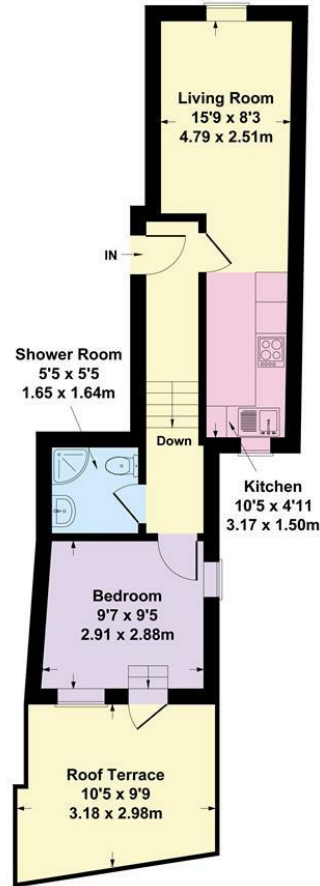
£1,600 Per Month



Directions

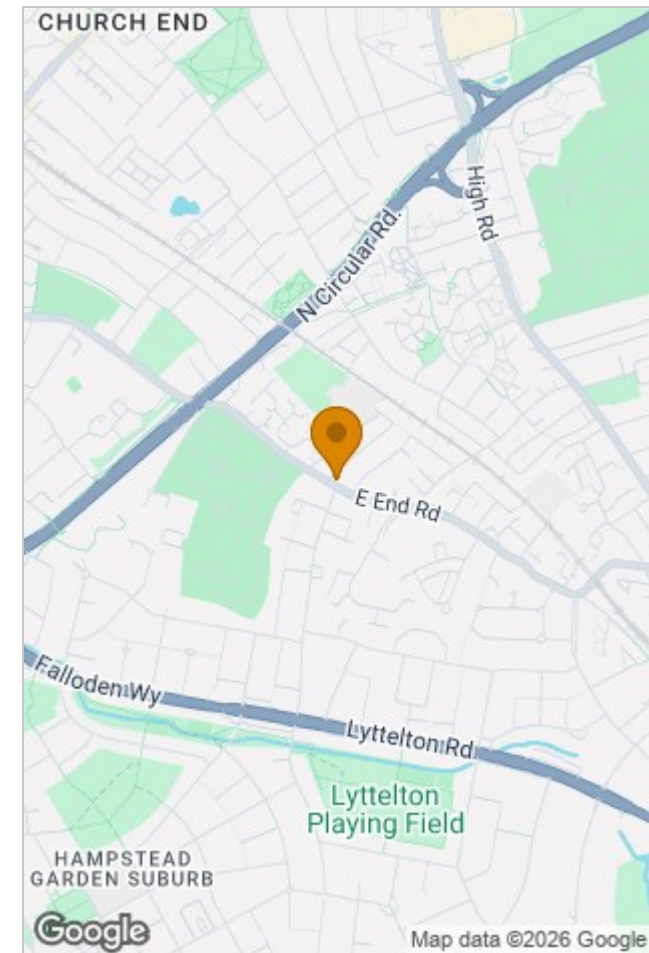
East End Road, East Finchley, N2

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