

est 1979

Jeremy
Leaf & Co.



Red Lion Hill, London

£2,200 Per Month

- 2 Bedroom Cottage
- Washer Dryer
- Good Storage
- Separate dryer
- Back and Front Gardens
- Pretty Cottage
- Parking Space

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

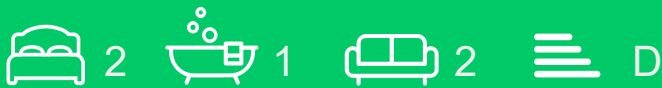
eastfinchley@jeremyleaf.co.uk
<https://www.jeremyleaf.co.uk/>

Red Lion Hill, London, N2 8ED

A charming and impeccably presented 2-bedroom cottage full of character in the heart of East Finchley. The property comprises an entrance area with a cloakroom, lounge and a separate dining room, shower room and a modern fitted kitchen with a dishwasher and a separate dryer. Wooden flooring throughout and the French doors open up to a beautiful private garden. Upstairs, there is a generously sized double bedroom, along with a second bedroom that can be used as an office or a small double bedroom.

The cottage is ideally situated, just a 5-minute walk from East Finchley High Road and within easy reach of a diverse array of restaurants, cafes, shops, and the East Finchley tube station (Northern Line, Zone 3).

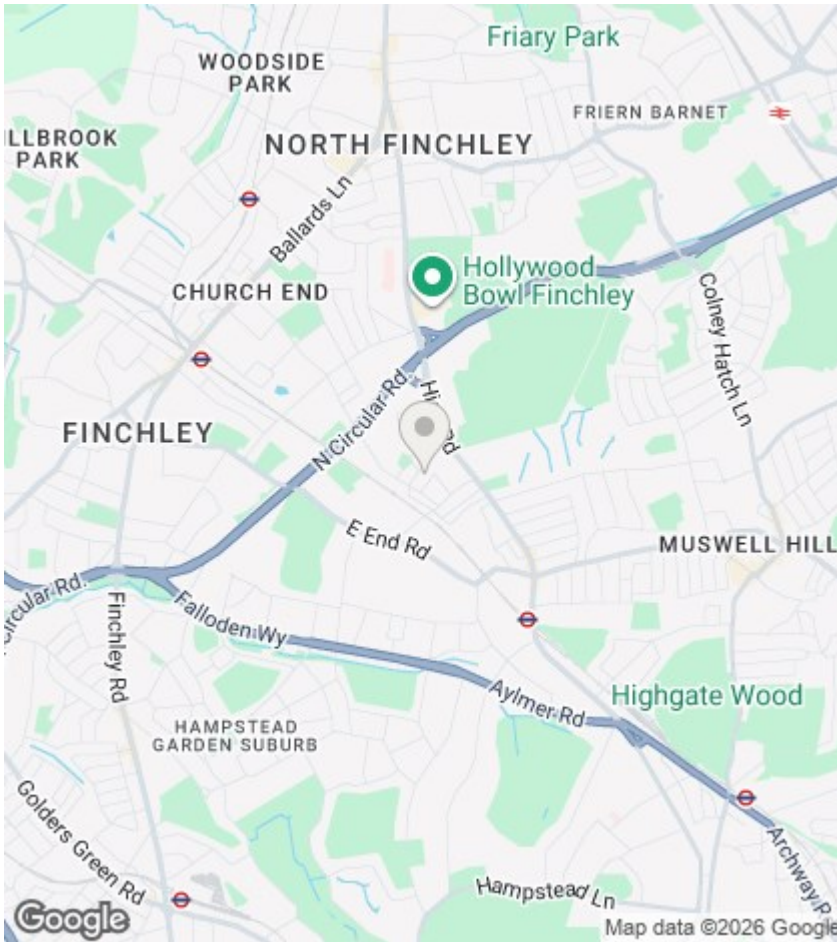
Offered unfurnished, this property will be available from December 15th. It falls under EPC band D and Council Tax band D.



Council Tax Band:







Directions

Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 618 sq ft - 58 sq m (Excluding Outbuilding)

Ground Floor Area 396 sq ft - 37 sq m
 First Floor Area 222 sq ft - 21 sq m
 Outbuilding Area 11 sq ft - 1 sq m

