



## 31 ETCHINGHAM PARK ROAD

LONDON, N3 2EA

£2,200 PER MONTH

- \* Very close to Victoria Park in a highly sought after residential location.
- \* Modern and beautifully presented flat with three double size bedrooms.
- \* An allocated residents parking space plus street parking.
- \* Large well-maintained communal gardens.
- \* A spacious lounge.
- \* A modern fully fitted and fully equipped kitchen.
- \* A modern bathroom/wc with shower to wall.
- \* Situated very close to West Finchley tube station.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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