



BURBERRY COURT 15 ETCHINGHAM PARK ROAD FINCHLEY, N3 2DW

£2,150 PER MONTH

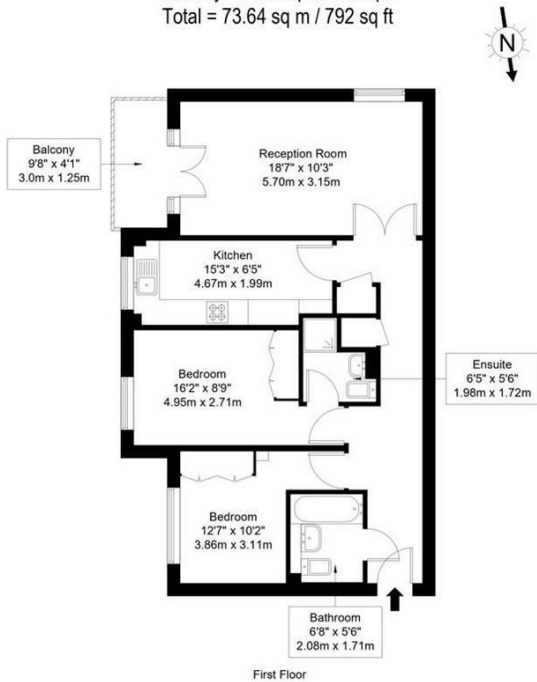
We are delighted to offer this beautifully presented and spacious 2 bedroom, 2 bathroom energy efficient (Energy Efficiency rating of B) first floor apartment in this small well maintained purpose built block of flats situated in a highly sought after location very close to Victoria Park. The apartment also benefits from having an optional reserved and allocated secure underground parking space in a gated car park which would be additional rent, visitor parking spaces, beautiful communal gardens to the rear of the block, a private balcony, a large and modern fully fitted and fully equipped eat-in kitchen, a spacious lounge/dining room, a security alarm, gas central heating and is fully double glazed. There is also plenty of residents street parking on the road subject to obtaining a residents parking permit.

The property is also very conveniently situated within very close walking distance of West Finchley (Northern Line) tube station and Moss Hall infant and junior schools and is within close proximity to a selection of supermarkets such as Waitrose, Tesco and Aldi, a selection of coffee shops and restaurants, local shops and transport. Finchley bowling club is also very close to the apartment block.

david harris & co

Etchingam Park Road, N3 2DW

Approx Gross Internal Area = 69.89 sq m / 752 sq ft
Balcony = 3.75 sq m / 40 sq ft
Total = 73.64 sq m / 792 sq ft



Ref : Copyright **BLEU PLAN**
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		
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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