



WESTERN ROAD

LONDON, N2 9JA

£2,000 PER MONTH

A RECENTLY REFURBISHED AND WELL PRESENTED, TWO BEDROOM GROUND FLOOR FLAT IN A SMALL PURPOSE BUILT BLOCK WITH COMMUNAL PARKING & GARDENS SITUATED OFF FORTIS GREEN WITHIN CLOSE PROXIMITY OF EAST FINCHLEY (NORTHERN LINE) TUBE STATION, LOCAL MUSWELL HILL SHOPS AND RESTAURANTS, LOCAL TRANSPORT AND LOCAL GREEN OPEN SPACES. THE FLAT ALSO BENEFITS FROM HAVING A LARGE CONTEMPORARY LOUNGE, MODERN EAT-IN KITCHEN WITH BOSCH APPLIANCES, MODERN BATHROOM/WC WITH SHOWER, LARGE MAIN BEDROOM WITH FULLY FITTED WARDROBES, WOOD FLOORING THROUGHOUT, FULLY DOUBLE GLAZED, ENTRYPHONE, GAS CENTRAL HEATING AND A GOOD AMOUNT OF STORAGE SPACE. AVAILABLE FROM THE 12TH OF NOVEMBER - MUST BE SEEN!!!

david harris & co



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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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