





Adam Hayes - Finchley Central Office - Lettings 348 Regents Park Road, Finchley Central, London, N3 2LJ

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# Station Road, Finchley Central, N3

## £1,800 PCM

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Close to Finchley Central Tube
- Modern Kitchen
- 13Ft Lounge
- Wooden Flooring
- Great Location

### Nearest Stations

- Finchley Central
- West Finchley
- Woodside Park


### Property Description

A delightful two double bedroom first-floor conversion, set within an attractive Victorian semi-detached property in an excellent location, just moments from Finchley Central Underground Station (Northern Line) and the vibrant amenities of Regents Park Road. Enjoy a wonderful array of bakeries, cafés, restaurants, and shops right on your doorstep, with the open green spaces of Victoria Park also close by. This well-presented home boasts a spacious lounge leading to a fitted kitchen, generous storage, wooden flooring, and gas central heating. Offered unfurnished. Early viewings are highly recommended.

### Other Information

Council Tax Band: C  
Length of Tenancy: Long Let  
Deposit: £2,075

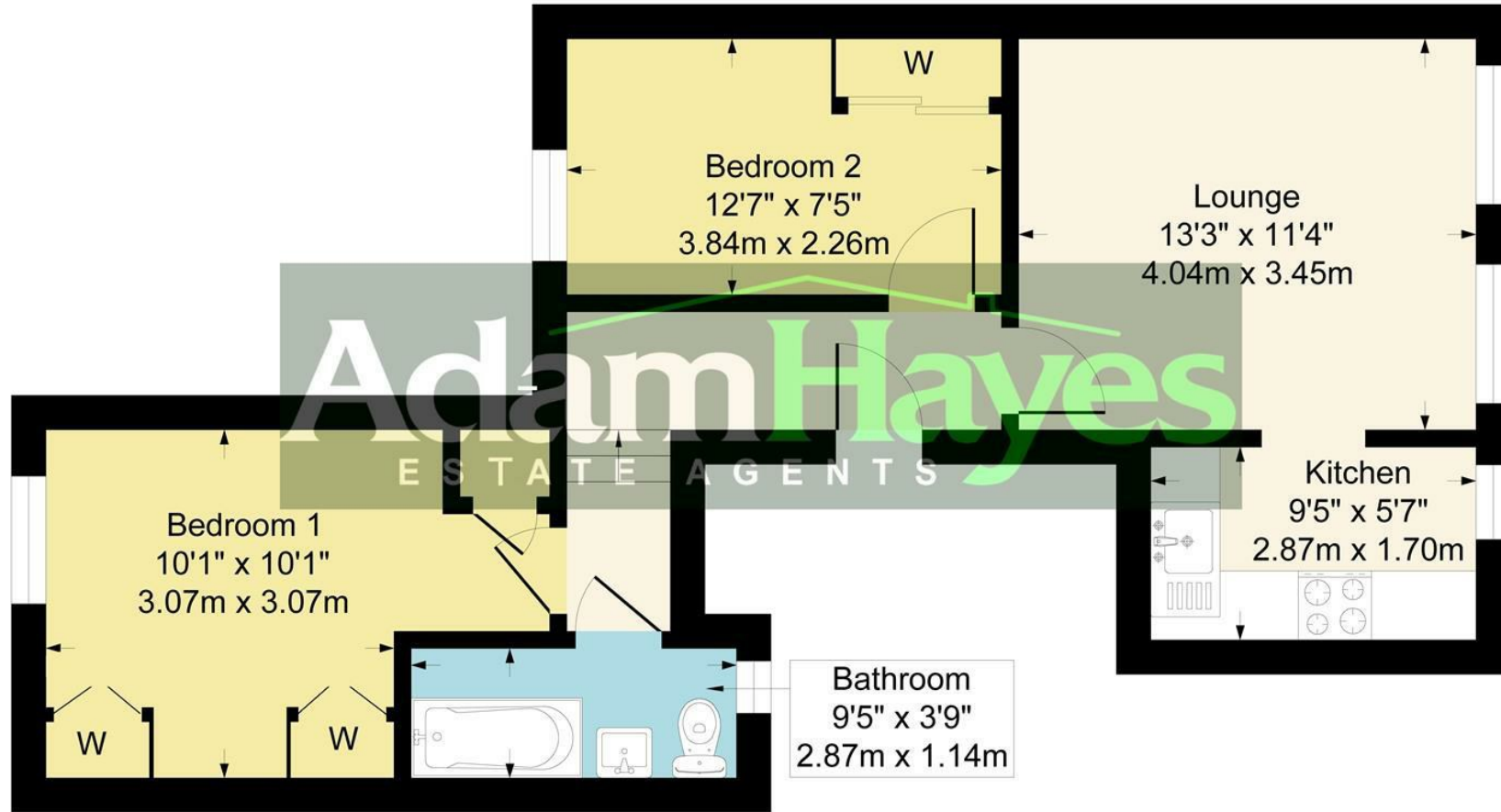


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Approximate Gross Internal Area  
545 sq ft - 51 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.