





Adam Hayes - East Finchley Office - Lettings 158 High Road, East Finchley, London, N2 9AS

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# Denison Close, Hampstead Garden Suburb, N2

## £2,000 PCM

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Bedroom Maisonette
- Popular Location
- Approx. 13ft Reception
- Modern Kitchen
- Wooden Flooring

### Nearest Stations

- East Finchley


### Property Description

A well-presented two-bedroom ground floor maisonette, ideally located in this popular turning just off Ossulton Way, within easy reach of local shops and amenities. The property offers a bright reception room of approximately 13ft, a modern fitted kitchen, gas central heating, and attractive wooden flooring throughout. Further benefits include access to well-maintained communal gardens. East Finchley Underground Station is also conveniently located nearby, providing excellent transport links into Central London. To fully appreciate the size, location, and overall condition of this property, an internal viewing is highly recommended.

### Other Information

Council Tax Band: D  
Length of Tenancy: Long Let  
Deposit: £2,305



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Floor Plan

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.