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Simms Gardens, East Finchley, N2

£1,725 PCM

2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Bedroom Apartment
- Communal Parking
- Ample Storage
- Modern Kitchen
- Modern Bathroom
- Wooden Flooring

Other Information

Council Tax Band: D
Length of Tenancy: Long Let
Deposit: £1,990



Nearest Stations

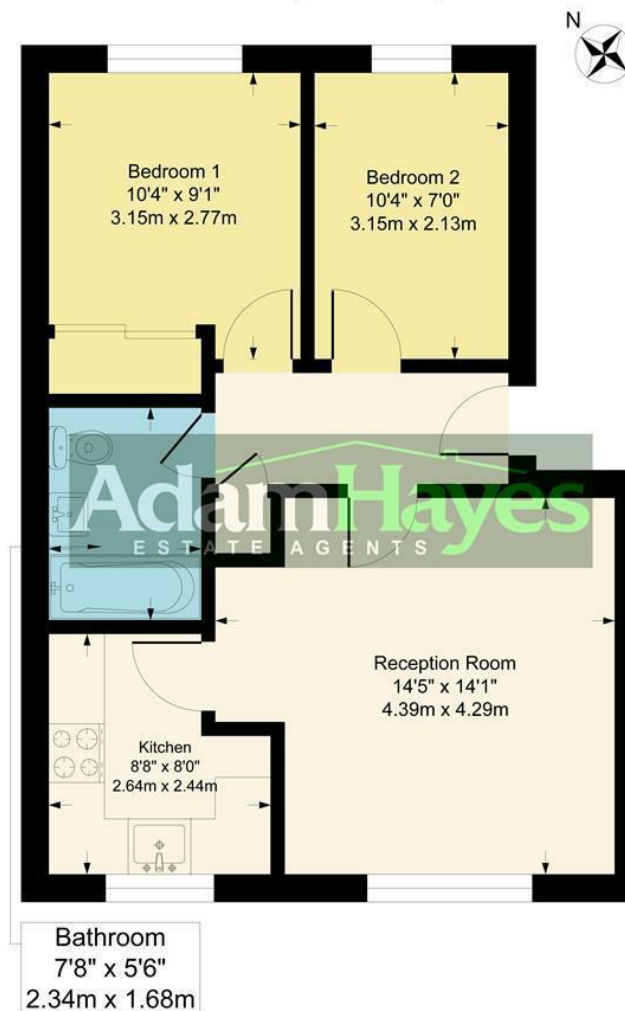
Finchley Central Station	0.8 miles
East Finchley Station	0.8 miles
West Finchley Station	1.0 miles

Property Description

A well-presented two-bedroom apartment situated on the top floor of a popular purpose-built development in East Finchley. Residents enjoy excellent connectivity, with East Finchley Underground Station just a short distance away, offering swift access to Central London and beyond. The area is also well-served by local bus routes and a wide range of amenities, including shops, cafés, and green open spaces, making this an ideal location for both convenience and lifestyle. The apartment itself features two generously sized double bedrooms and benefits from ample storage and communal parking. The modern kitchen is fitted with contemporary appliances and sleek finishes, while the inviting reception room provides a perfect setting for both relaxation and entertaining. Further benefits include a stylish, fully tiled bathroom, double glazing, and attractive wooden flooring throughout. Early viewings are highly recommended.

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

Approximate Gross Internal Area
532 sq ft - 49 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.