



Diploma Court, East Finchley, N2

 3 Bedrooms  2 Bathrooms  1 Reception

£2,150 PCM



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# Diploma Court, East Finchley, N2

## £2,150 PCM

 3 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Spacious 18ft reception
- Two stylish bathrooms
- Parking
- Pet-friendly building
- Close to Tube
- Prime East Finchley
- Modern open-plan kitchen

### Nearest Stations

- East Finchley Station - 0.1 Miles


### Property Description

Welcome to this beautifully presented apartment in Diploma Court, East Finchley, N2. Offering a balanced mix of space, comfort and modern living, this home is perfectly suited to anyone looking for a peaceful setting with excellent access to local amenities and transport. The heart of the property is the impressive 18ft reception room, thoughtfully designed with a modern open-plan fitted kitchen. This bright, spacious area creates a relaxed flow for day-to-day living and provides a lovely setting for entertaining or unwinding at the end of the day. The apartment features two separate bathrooms: a stylish family bathroom and an additional shower room, giving added flexibility and convenience. Another key benefit is parking for one vehicle, a real asset in this vibrant and well-connected neighbourhood. East Finchley is known for its friendly community feel, popular cafés, independent shops and nearby parks. The property is also just a short walk from East Finchley Tube Station, making travel into central London simple and efficient. Local amenities are close at hand, and pets are welcome, making the home especially appealing. Early viewing is recommended!

### Other Information

Council Tax Band: D  
Length of Tenancy: Long Let  
Deposit: £2,480

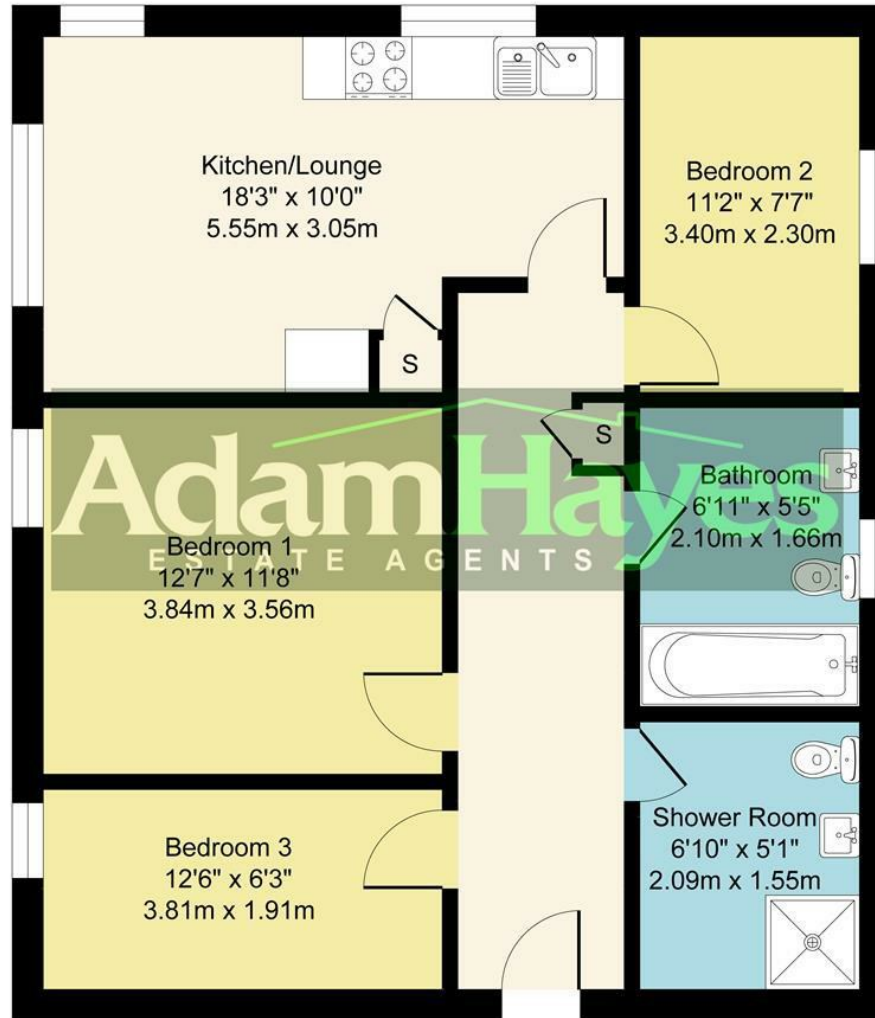


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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**Approximate Gross Internal Area**  
**765 sq ft - 71 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.