



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Spencer Close, Finchley, N3
Price £2,500 pcm - To Let

A two bedroom purpose built apartment with lift access situated on the second floor of this highly sought after portered development in Finchley Central. Benefiting from double glazed windows, a balcony and garage, the accommodation comprises a spacious L-shaped reception room with wooden floors, separate fully fitted kitchen, luxurious family bathroom, master bedroom with en-suite shower room and dressing room, second double bedrooms and a large storage cupboard. The property is ideally located within walking distance to Finchley Central Underground Station along with the multiple amenities available throughout the area.

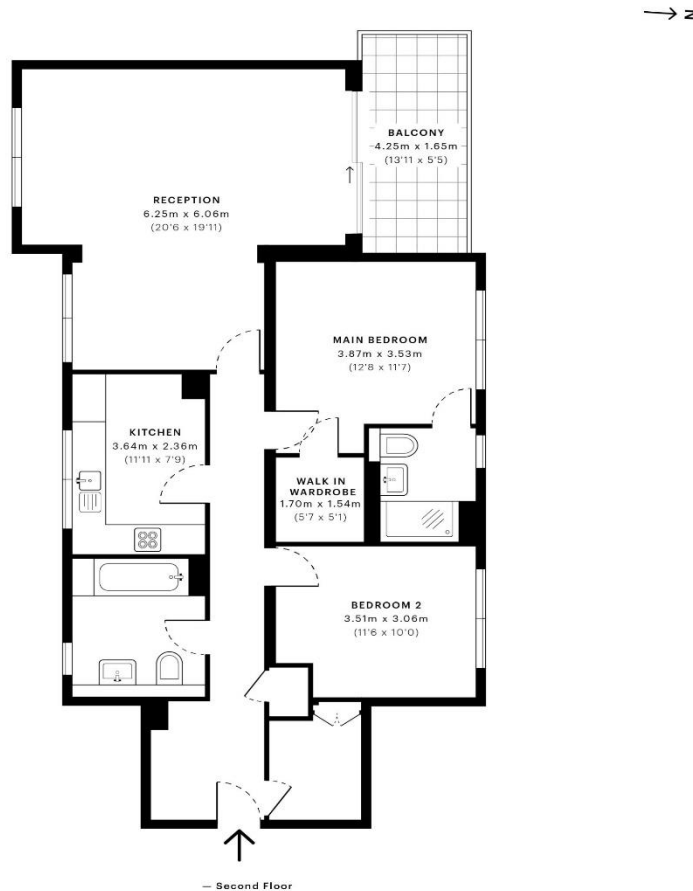
Please note that £2,500 per calendar month is the equivalent of £576.92 per week

Council Tax: Barnet Band G

Tenancy Term: 12 months

Approx. Floor Area: 1034 sqft (96.06 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(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	

GROSS INTERNAL AREA (GIA)
The footprint of the property
96.14 sqm / 1034.84 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
89.75 sqm / 966.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.84 sqm / 73.63 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 102.69 sqm / 1105.35 sqft
IPMS 3C RESIDENTIAL 97.26 sqm / 1046.90 sqft

SPEC ID: 60ffe0f51e026f0dc9722328



