



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Aylmer Road, East Finchley, N2
Price £500 pw - To Let

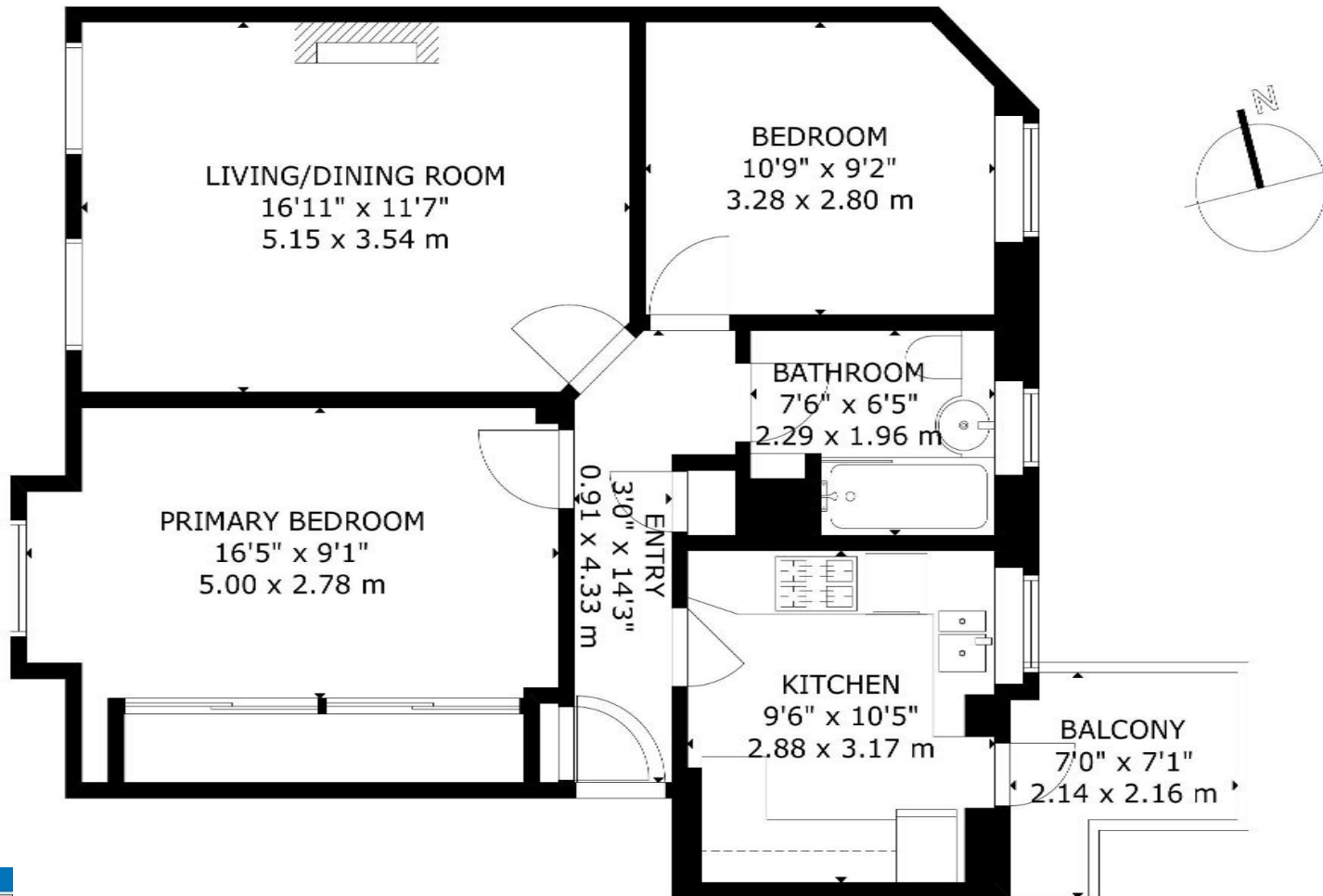
A two bedroom first floor mansion flat with direct access to a large communal garden situated within walking distance to both Highgate and East Finchley Underground Stations. Flooded with natural light, the accommodation comprises a spacious reception room, separate kitchen, two double bedrooms and a bathroom. Further benefits include double glazed windows throughout. The property is conveniently located within walking distance to the amenities of both Highgate Village and East Finchley, Cherry Tree and Highgate Woods and within easy reach of the picturesque surroundings of Hampstead Heath and Kenwood House.

Material Information:

The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available and restricted off street parking is available at the rear of the development.

Please note that £500 per week is the equivalent of £2,166.67 per calendar month
Council Tax: Barnet Band D
Approx. Floor Area: 725 sqft (67.35 sqm)





GROSS INTERNAL AREA
 TOTAL: 67 m²/725 sq ft
 FIRST FLOOR: 67 m²/725 sq ft
 EXCLUDED AREAS: BALCONY: 3 m²/38 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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