



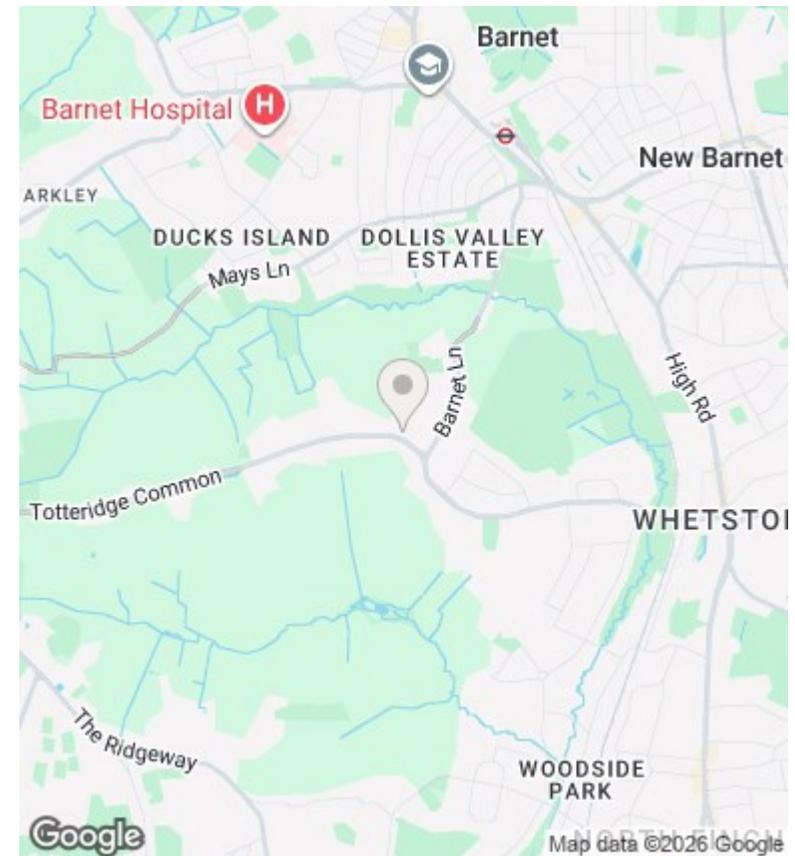
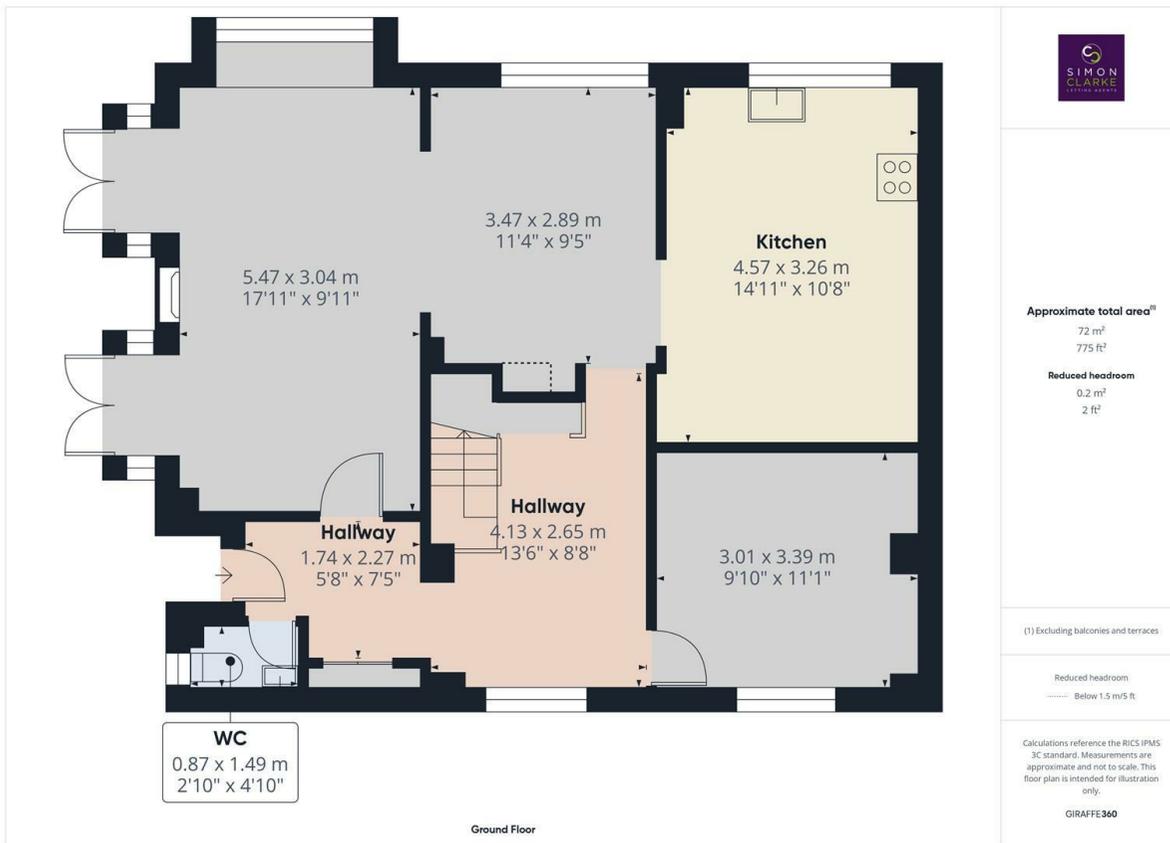
## Lime Grove, London, N20 8PX

£2,600 Per Calendar Month

- Semi-Detached 2 double bedroom cottage tucked away on a picturesque cobbled street in the heart of Totteridge Village
- Beautifully presented throughout with full redecoration and new fitted carpets
- Bright lounge with bay window and feature fireplace leading to dining room and large luxury fitted kitchen with integrated appliances and peninsular breakfast bar
- Versatile downstairs room ideal as a third bedroom, guest room, home office or playroom
- Two generous double bedrooms upstairs, including master with fitted wardrobes and stylish fully tiled ensuite, plus family bathroom and downstairs cloakroom
- Private driveway and garage
- Council tax band G
- Unfurnished
- Available NOW
- Deposit: £3,000 (Equivalent to 5 weeks rent)

7 Ballards Lane, Finchley, London, N3 1UX  
02083499000

Hello@simonclarke.co.uk  
www.simonclarke.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

G

## EPC Rating:

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