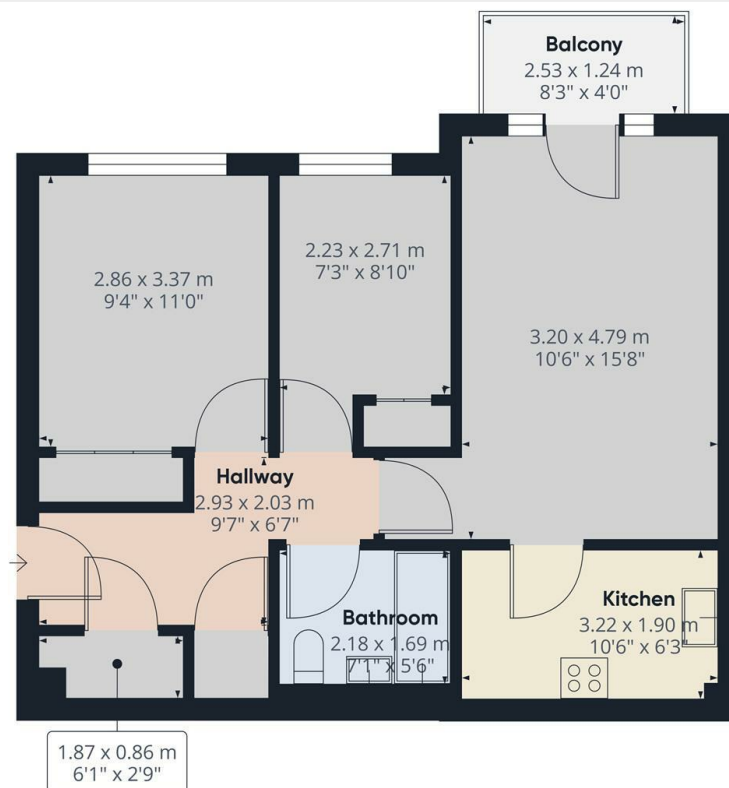


Ribblesdale Avenue, London, N11 3BE

£1,750

- Superb 2 bedroom apartment with balcony
- Laminate wooden flooring throughout
- Available for long term tenancy (initial 12 months)
- Available NOW
- Balcony off lounge
- Allocated off street parking
- Council tax band D - £1,943.24pa
- Newly redecorated throughout
- Ample storage space including fitted wardrobes in both bedrooms
- Unfurnished



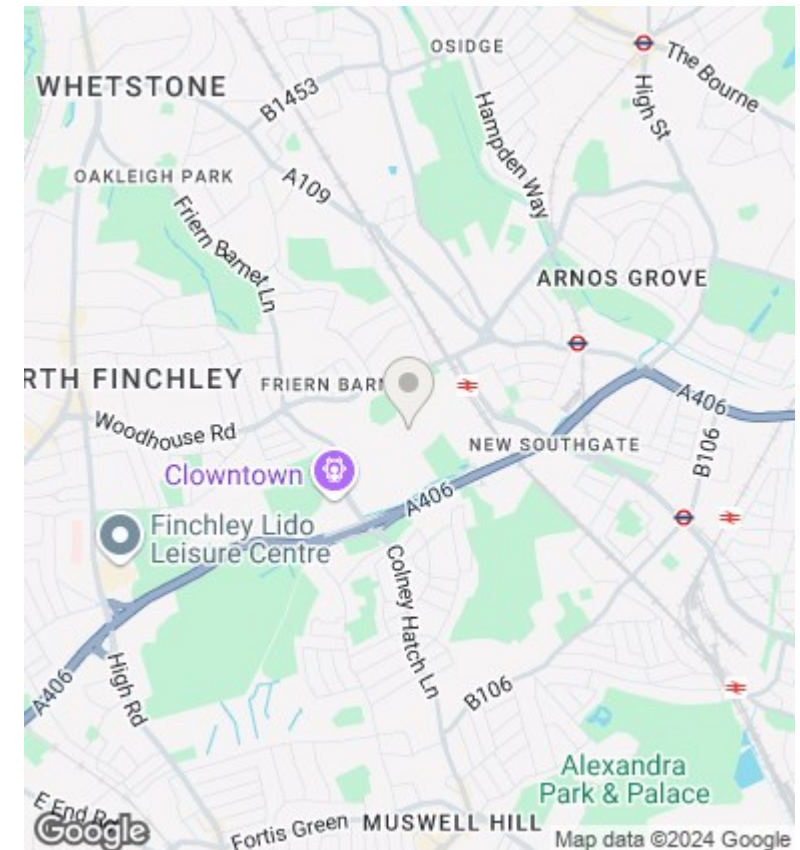
Approximate total area<sup>(1)</sup>  
52.78 m<sup>2</sup>  
568.12 ft<sup>2</sup>

Balconies and terraces  
3.12 m<sup>2</sup>  
33.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

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

## Viewings

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

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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