

est 1979

Jeremy  
Leaf & Co.



25 Simms Gardens, N2 8

£1,750 Per Month

- 2 Double Bedrooms
- Parking
- Laminate Flooring
- Furnished
- Flat To Be Painted
- Close to A406

98 High Road, London, N2 9EB  
020 8444 5222

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<https://www.jeremyleaf.co.uk/>

# Simms Gardens, East Finchley, N2 8HT

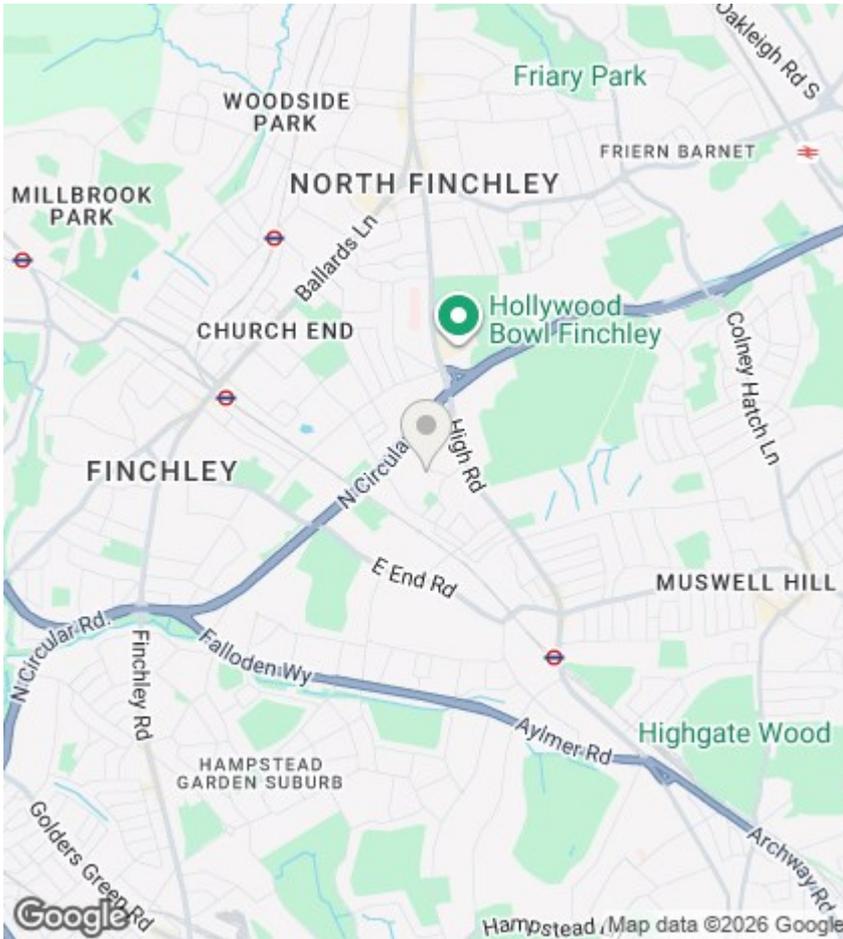
We offer a 2 double bedroom, first floor furnished flat within a purpose built development. To be painted throughout prior to occupation. Comprises separate kitchen, full bathroom, laminated flooring. EPC rated C, Council tax band D, close to the A406 and East Finchley High Road. A short bus ride to East Finchley tube (Northern line zone 3) Available 20th April.



Council Tax Band: D







## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(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	