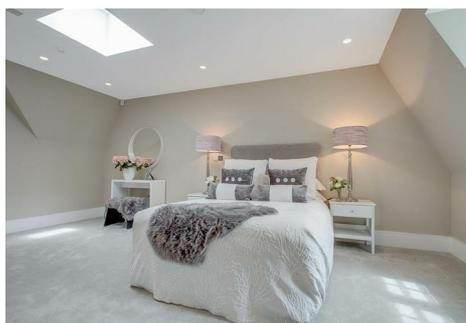


est 1979

Jeremy  
Leaf & Co.



Bute Mews, NW11

£4,500 Per Month

- Three Double Bedroom House
- Parking Space
- Utility Room
- 18 Months Old
- Pet Friendly
- Three Floors
- Walk In Wardrobe
- High Spec Finish

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

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

# Bute Mews, Hampstead Garden Suburb, NW11 6EQ

We offer a new build high spec mews build mews house in Hampstead Garden Suburb overlooking Fletchers Gardens - pet friendly and UNFURNISHED. Features include: • Fitted kitchen • Integrated Bosch appliances, • Main bedroom with ensuite and dressing room, • Underfloor heating, • Utility room with fitted units and separate sink • Video entry system • Engineered wood flooring • Carpets to bedrooms • Alarm system • Allocated parking

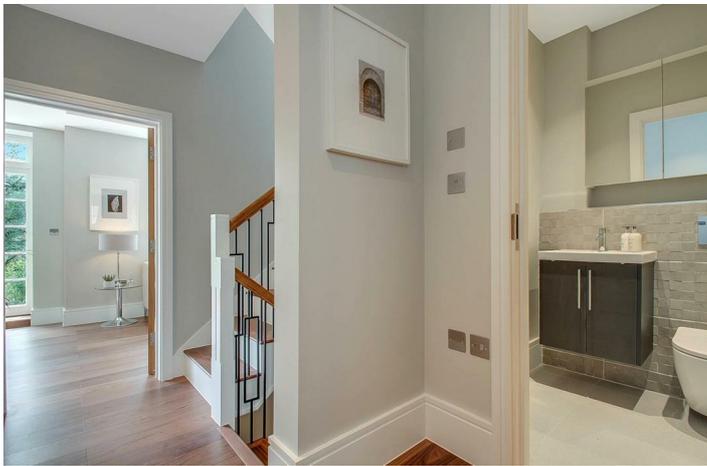
These unique houses are arranged over three floors including a superb open plan kitchen/ living area with direct garden access and views over the park, separate utility room, off street parking. The houses are conveniently situated off Northway within close proximity to the shopping facilities at Market Place and approximately 0.9 mile to East Finchley underground station. 3 bedroom/ 2 bathroom/1 guest w.c, a private south facing terrace and garden adjoining the park.

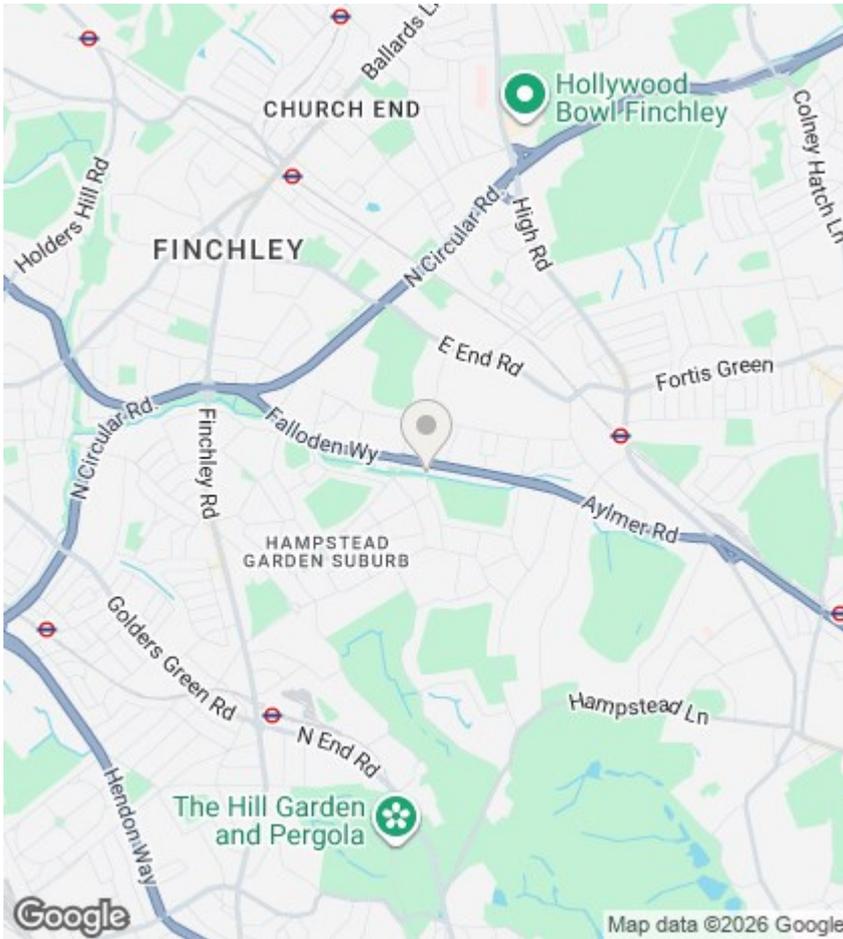
Available now. Located within close to Brooklands Primary and Archer Academy outstanding catchment (tenant to make own enquiries) EPC C. Council tax G



Council Tax Band: G







### Directions

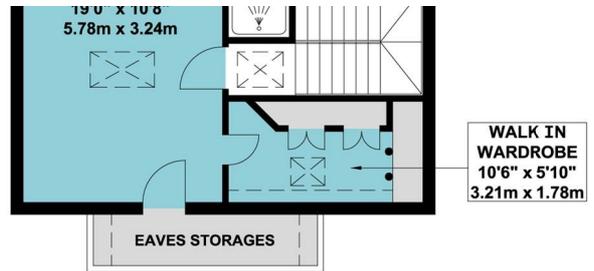
### Viewings

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>			89
(69-80) <b>C</b>		77	
(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			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR

