

est 1979

Jeremy  
Leaf & Co.



Bute Mews, Hampstead Garden Suburb, London

£4,200 Per Month

- Three Bedrooms
- Pet Friendly
- Unfurnished
- Close to Amenities
- Utility Room
- Parking Space
- High Spec Finish
- Integrated Bosch Appliances
- Ensuite Full Bathroom/Shower
- Walk In Wardrobe

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

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

# Bute Mews, Hampstead Garden Suburb, London, NW11 6EQ

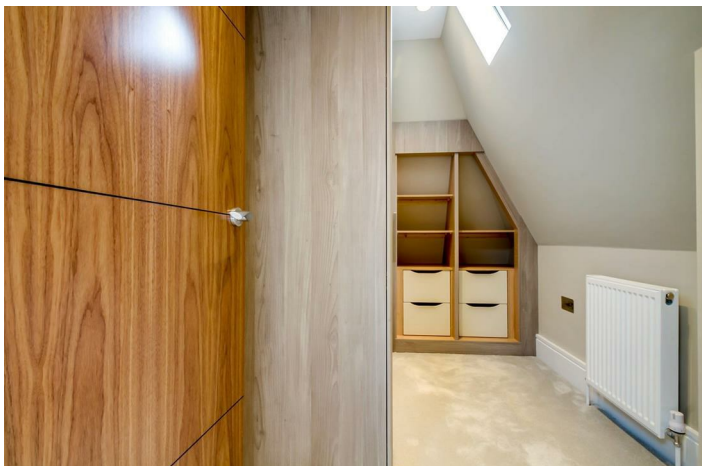
Brand new high spec new build mews house in Hampstead Garden Suburb overlooking Fletchers Gardens - pet friendly and UNFURNISHED. Features include: • Luxury fitted kitchen • Integrated Bosch appliances, • Main bedroom with ensuite and dressing room, • Underfloor heating, • Utility room with fitted units 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.

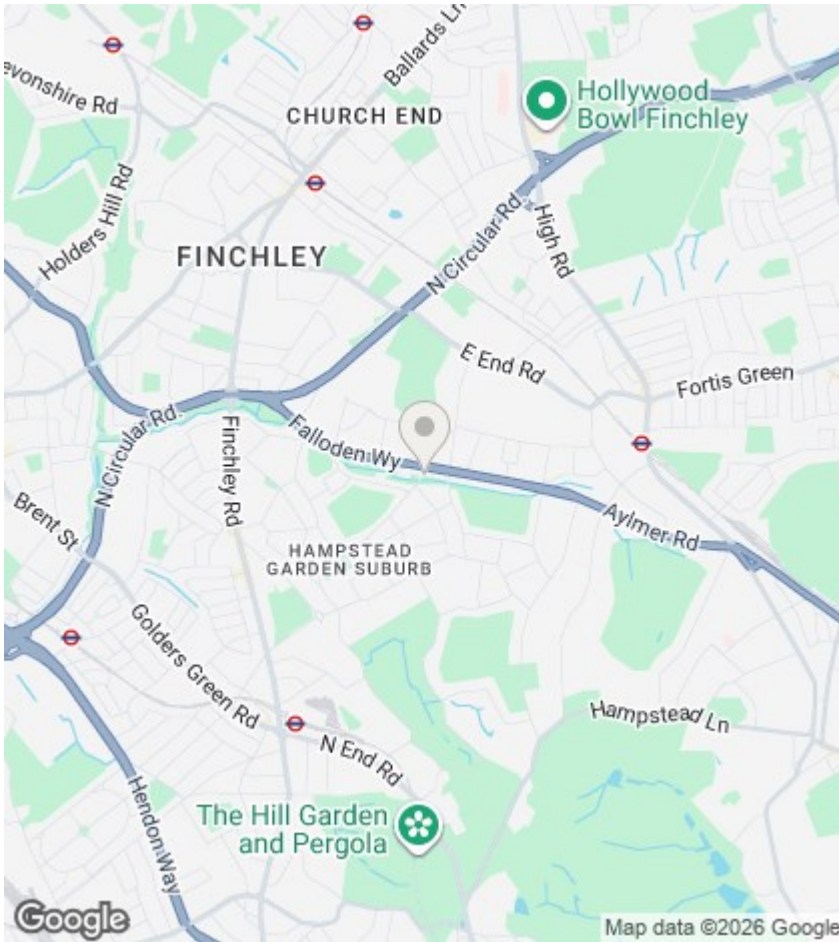
Available now. Located within Archer Academy catchment (tenant to make own enquiries) EPC C. Council tax G



Council Tax Band: G







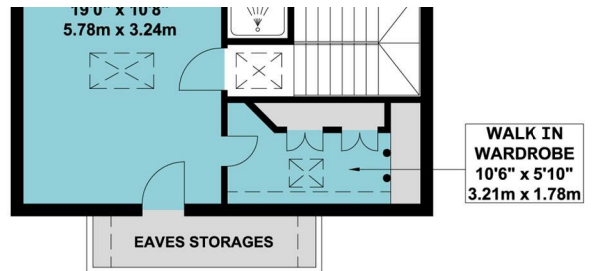
## Directions

## Viewings

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

## EPC Rating:

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



### FIRST FLOOR

