

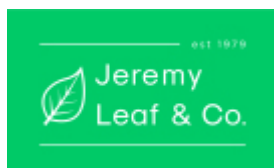
Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest
N2 8NT + 0.25 miles

Properties marketed between
21 Aug 26 - 21 Oct 26

Properties marketed by
Any Agent



Jeremy Leaf & Co, East Finchley

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Phone: 020 3889 9180

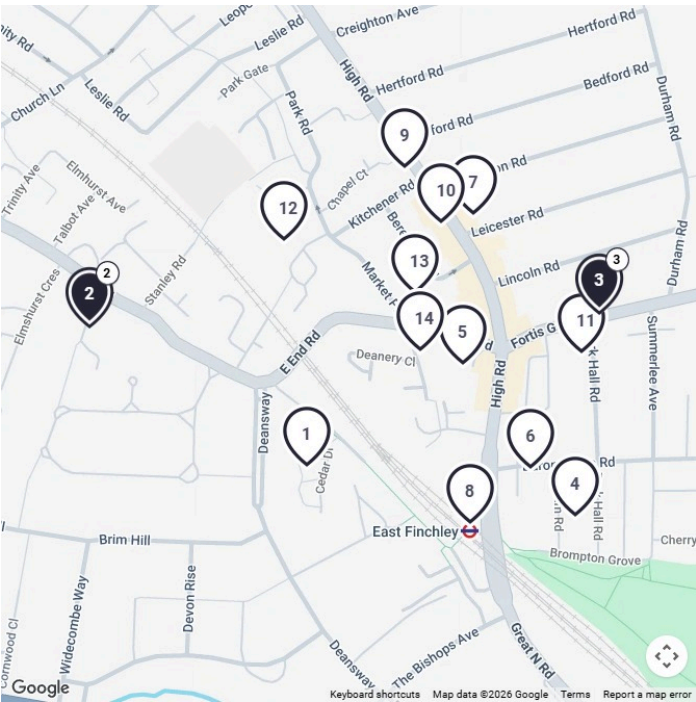
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Introduction

The Best Price Guide provides comparable property information selected by Jeremy Leaf & Co to help establish the best market price.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.

This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (2 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (2 in this case).

Comparable properties



1

£2,300 pcm

NO LONGER ADVERTISED
 LET AGREED

2 bedroom apartment

Cedar Drive, East Finchley, London, N2

- 2 Double Bedrooms
- 1 Bathroom
- Open plan kitchen/reception
- Original parquet flooring
- Balcony
- Close to transport links & amenities
- Cul-de-sac location
- Communal Gardens

Marketed from 12 Aug 2026 to 23 Sep 2026 (42 days)

SOLD PRICE HISTORY	
2 Mar 2018	£550,000
2 Aug 2012	£377,500
4 Apr 2005	£264,500

* Legal information present on page 7

2



£2,200 pcm

NO LONGER ADVERTISED

2 bedroom maisonette

Cromwell Close, London, N2

- 2 Bedrooms
- Bathroom
- Reception room
- Private garden
- Ground floor
- Cul-de-sac

Marketed from 14 Aug 2026 to 24 Aug 2026 (10 days)

SOLD PRICE HISTORY

30 Oct 2014	£415,500
9 Nov 2001	£187,000
3 Dec 1999	£140,000

3



£2,200 pcm

NO LONGER ADVERTISED

2 bedroom flat

Fortis Green, London, N2

- No Agent Fees
- Students Can Enquire
- Property Reference Number: 3051641

Marketed from 24 Sep 2026 to 5 Oct 2026 (11 days)

SOLD PRICE HISTORY

24 Aug 2018	£827,000
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3



£2,200 pcm

NO LONGER ADVERTISED

2 bedroom flat

Fortis Green, London, N2

- No Agent Fees
- Students Can Enquire
- Property Reference Number: 3068283

Marketed from 9 Oct 2026 to 12 Oct 2026 (2 days)

SOLD PRICE HISTORY

24 Aug 2018	£827,000
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4



£2,200 pcm

NO LONGER ADVERTISED

LET AGREED

2 bedroom apartment

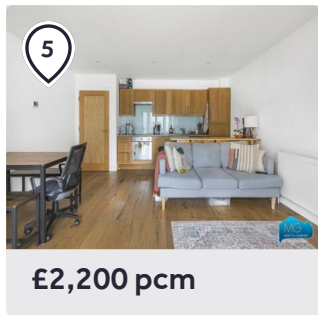
Baronsmere Road, East Finchley, LONDON, N2

- Garden Flat
- Two Bathrooms
- Two Bedrooms
- Ground Floor
- Great Transport Links

Marketed from 21 Aug 2026 to 15 Oct 2026 (55 days)

SOLD PRICE HISTORY

15 Jul 2025	£530,000
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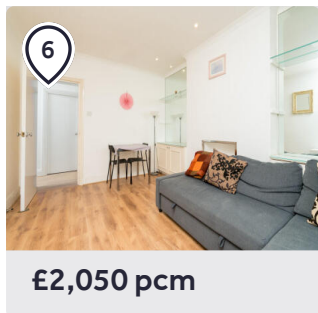
CURRENTLY ADVERTISED LET AGREED

2 bedroom terraced house

Dairy Mews, East Finchley, London, N2

- 2 Bedrooms
- Electricity included
- Reception
- 2 Bathrooms
- Open plan Kitchen/Reception room
- Patio
- Secure gated entrance
- Council Tax Band D

Marketed from 7 Sep 2026



CURRENTLY ADVERTISED

2 bedroom apartment

Baronsmere Road, East Finchley

- 2 bedroom flat
- Spacious reception
- Available furnished
- Close To Local Amenities
- Bathroom/WC
- Ample storage
- Double glazing

Marketed from 28 Sep 2026

SOLD PRICE HISTORY

27 Oct 2021	£1,275,000
2 Sep 2013	£765,000



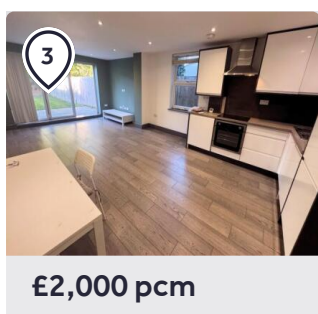
CURRENTLY ADVERTISED LET AGREED

2 bedroom flat

CROMWELL CLOSE, EAST FINCHLEY, N2

- Two bedroom ground floor maisonette with own section ...

Marketed from 5 Oct 2026



CURRENTLY ADVERTISED

1 bedroom flat

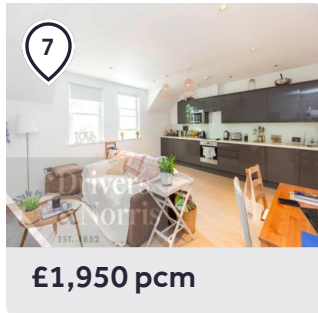
FORTIS GREEN, EAST FINCHLEY, N2

- Stylish ONE BEDROOM ground floor SPLIT LEVEL flat wi...

Marketed from 7 Oct 2026

SOLD PRICE HISTORY

26 Sep 2008	£235,000
7 Feb 2003	£218,000
13 Nov 2001	£194,000



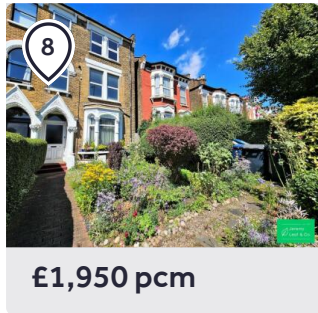
NO LONGER ADVERTISED LET AGREED

2 bedroom apartment

High Road, East Finchley, London, N2

- Two Bedrooms
- Open Plan
- Fitted Fitted
- Unfurnished

Marketed from 21 Jul 2026 to 3 Sep 2026 (43 days)



NO LONGER ADVERTISED

2 bedroom flat

Fortis Green, East Finchley, N2

- Two double bedrooms
- Unfurnished or part-furnished
- Modern kitchen with dishwasher
- Close to tube (Northern Line, Zone 3)
- Large reception
- Build-in wardrobe
- Council tax band D
- Energy Performance Rating D

Marketed from 18 Sep 2026 to 4 Oct 2026 (15 days) by Jeremy Leaf & Co, East Finchley



NO LONGER ADVERTISED LET AGREED

2 bedroom flat

High Road, East Finchley, N2

- Fantastic Location
- Modern throughout
- Unfurnished
- Available 17th September
- 2 double bedrooms

Marketed from 20 Jul 2026 to 23 Sep 2026 (65 days)



CURRENTLY ADVERTISED LET AGREED

2 bedroom flat

High Road, East Finchley, London, N2 8AG

- 2nd floor flat above a commercial premises
- open planned fully fitted kitchen /reception room
- 3 x good sized double bedrooms
- 3 piece bathroom with WC
- gas central heating system, laminate wooden flooring
- large double glazed windows which provide plenty of nat...
- offered fully furnished
- 0.3 miles from East Finchley tube

Marketed from 25 Sep 2026

11



£1,850 pcm

CURRENTLY ADVERTISED UNDER OFFER

2 bedroom flat
Park Hall Road, London, N2

- Private garden
- Period conversion
- Close to transport links
- Close to shopping facilities
- Furnished

Marketed from 28 Sep 2026

SOLD PRICE HISTORY

16 Jul 2010 £327,500

12



£1,850 pcm

NO LONGER ADVERTISED LET AGREED

2 bedroom apartment
Prospect Ring, East Finchley, London, N2

- 2 Double bedrooms
- Reception room
- Fitted kitchen
- Balcony
- Gas central heating
- 1 Bathroom
- Double glazed windows
- Council Tax Band C

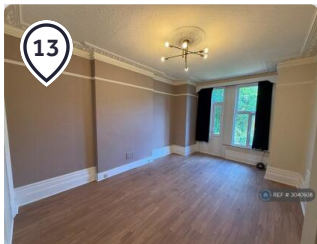
Marketed from 27 Aug 2026 to 19 Oct 2026 (53 days)

SOLD PRICE HISTORY

5 Aug 2016 £265,000

19 Jun 2001 £84,000

13



£1,850 pcm

NO LONGER ADVERTISED

1 bedroom flat
Market Place, London, N2

- No Agent Fees
- Students Can Enquire
- Property Reference Number: 3040938

Marketed from 15 Sep 2026 to 21 Sep 2026 (6 days)

SOLD PRICE HISTORY

16 Nov 2012 £350,000

14



£1,750 pcm

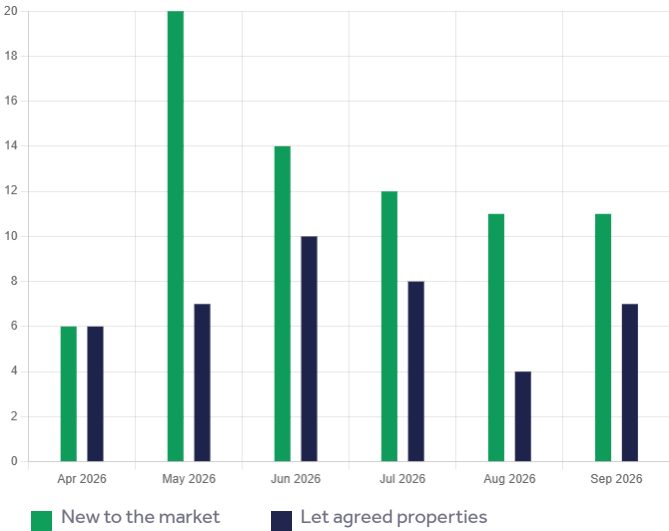
NO LONGER ADVERTISED

1 bedroom flat
Deanery Close, London

- East Finchley Underground
- One Double Bedroom
- Allocated Parking
- Modern Kitchen
- Communal Garden
- Unfurnished

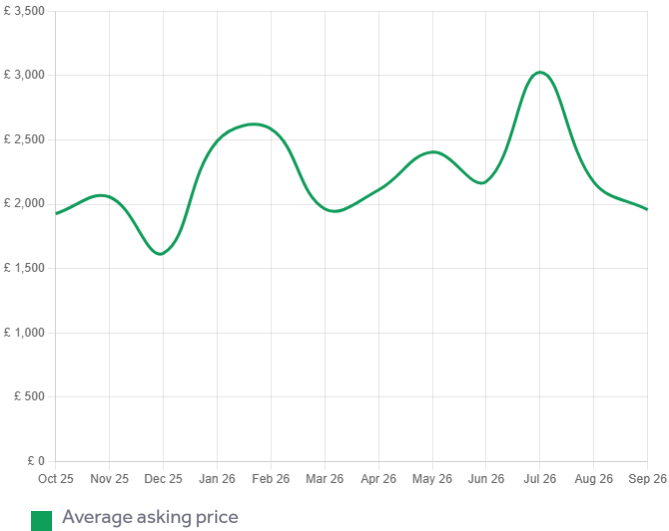
Marketed from 14 Aug 2026 to 1 Sep 2026 (17 days)

Market Information



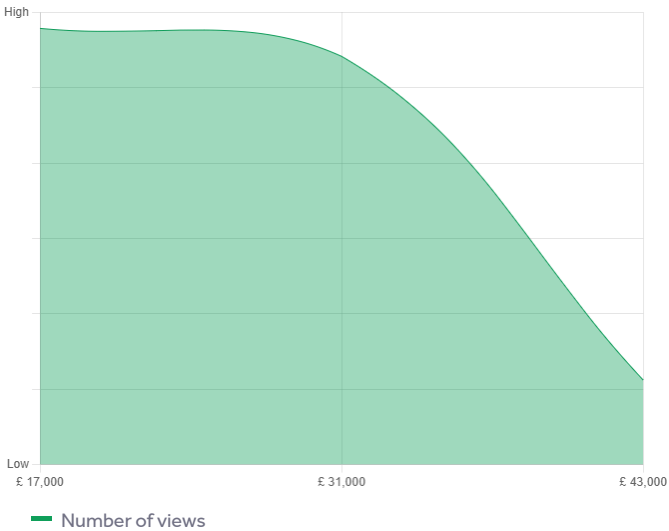
New vs. let agreed properties within 0.25 miles of N2 8NT

This graph shows the number of new properties vs. let agreed properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



Average prices of properties within 0.25 miles of N2 8NT

This graph shows the average asking price of properties in this area, listed by all agents, over the last 12 months on Rightmove.



Number of property views in the last 6 months for your selected property types within N2

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.

* Legal information present on page 7

The sold price history information is provided by HM Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland). It is matched to Rightmove properties by house number and full postcode. There is not always a match. HM Land Registry data covers the period from 01 January 1995 and the Registers of Scotland data covers the period from 18 October 1996 and is updated on a monthly basis therefore is correct as at the end of the last calendar month. The dates shown relate to the property's registered date, not sold date. ©Crown copyright material originating from HM Land Registry is reproduced with the permission of HM Land Registry under delegated authority from the Controller of HMSO. Contains public sector information licensed under the [Open Government Licence v3.0](#) Material originating from the Registers of Scotland is reproduced with the permission of the Keeper of the Registers of Scotland and contains data compiled by THE Registers of Scotland. If you have found an error with the data, please contact the HM Land Registry for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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