



## 40 Leslie Road East Finchley, London, N2 8BN

A ground floor two bedroom property located on Leslie Road. Two spacious double bedrooms, good sized kitchen/diner, bathroom, reception and access to own private garden. The property is located minutes away from local amenities and East Finchley tube station alongside other public transport links.

Unfurnished (Included 2 wardrobes & shoe cupboard in front bedroom ) Available 14/02/26

Barnet Council Tax: D

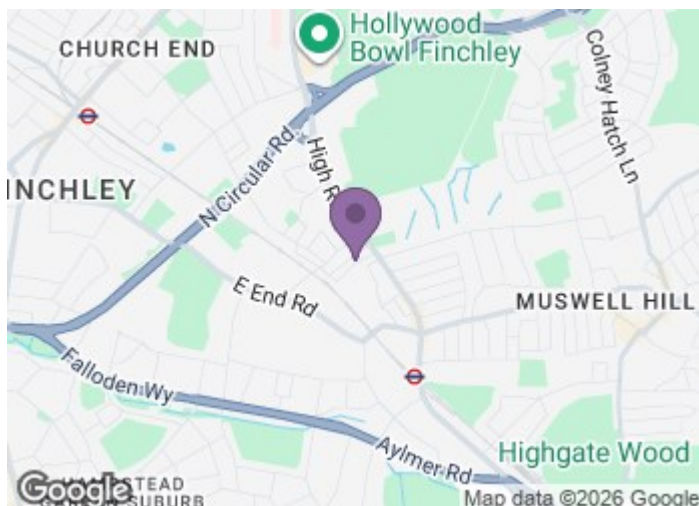
**£2,200 Per month**

# 40 Leslie Road

East Finchley, London, N2 8BN



- Private Garden
- Two Double Bedrooms
- Bright Kitchen
- Ground Floor
- Unfurnished
- Available Mid February



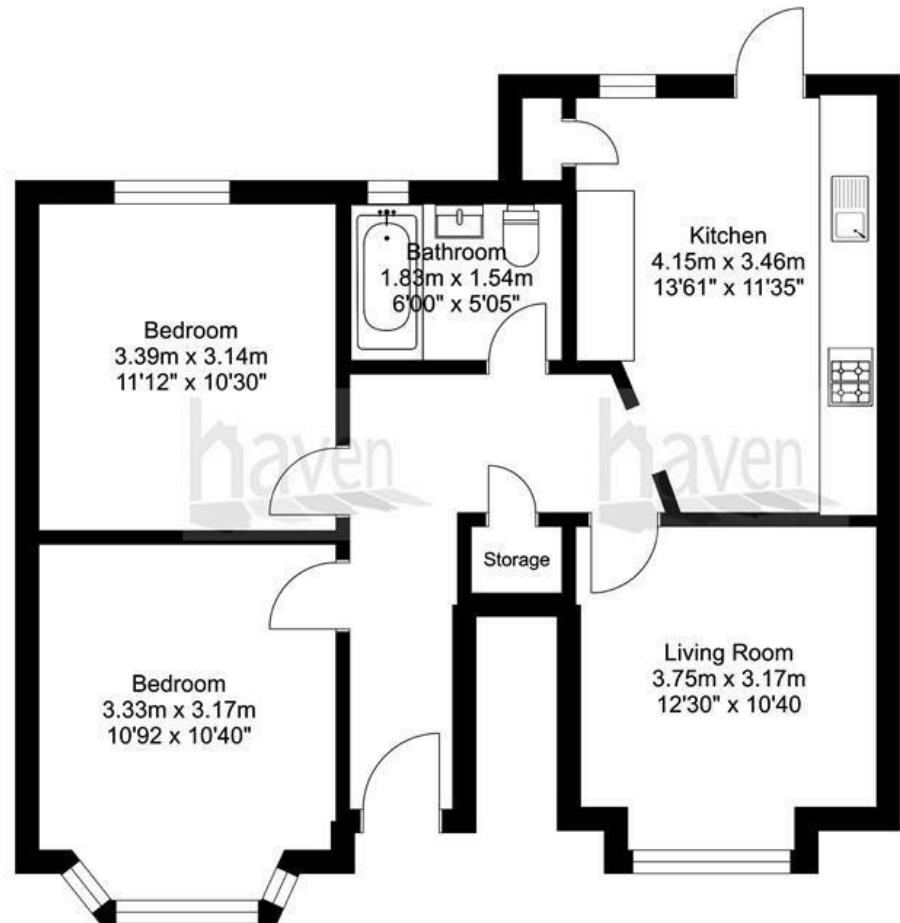
[Directions](#)







Floor Plan



**Total floor area 60.18 sq. meters (647.77 sq. feet)**  
This floor plane is for illustrative purpose only. It's not draw to scale any measurements, floor areas (including total floor area) openings are approximate. Plan produce for Haven Estate Agents produced by [www.evolve-uk.co.uk](http://www.evolve-uk.co.uk)

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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>		
(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		
	69	77
England & Wales		
EU Directive 2002/91/EC		