



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

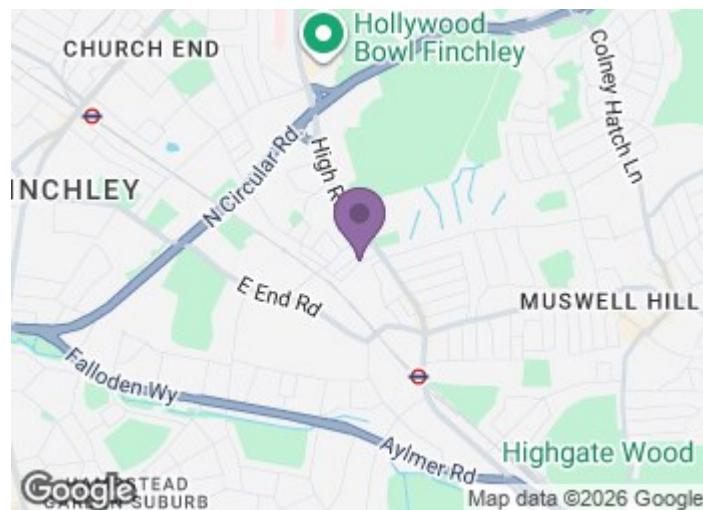
£2,200 Per month

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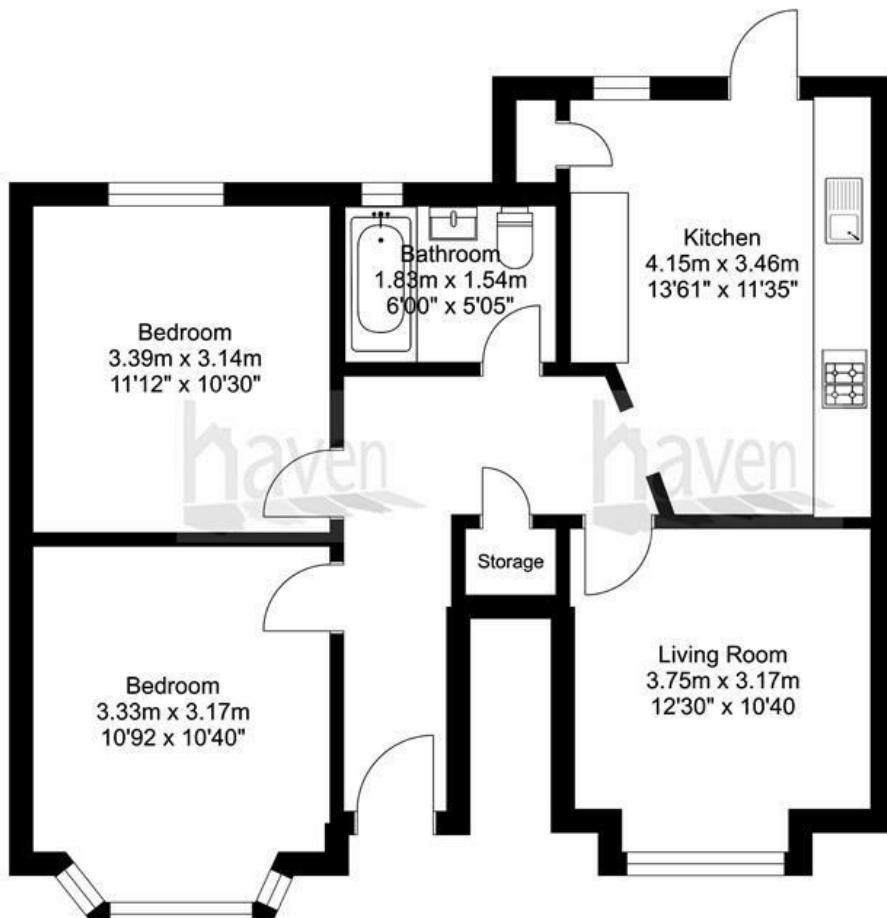
- Private Garden
- Ground Floor
- Two Double Bedrooms
- Unfurnished
- Bright Kitchen
- Available Mid February



[Directions](#)



Floor Plan



Total floor area 60.18 sq. meters (647.77 sq. feet)

This floor plan is for illustrative purpose only. It's not drawn to scale and any measurements, floor areas (including total floor area) openings are approximate. Plan produced for Haven Estate Agents produced by www.evolve-uk.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	