



estate agents



## 16 Kitchener Road

East Finchley, London, N2 8AS

A well presented two bedroom ground floor maisonette, recently redecorated throughout and available immediately. The property offers a bright separate reception room, a spacious kitchen diner, a modern bathroom, and excellent storage. Further benefits include a private garden. Conveniently located just moments from the High Road and only a short walk to East Finchley Underground station, this property is offered unfurnished

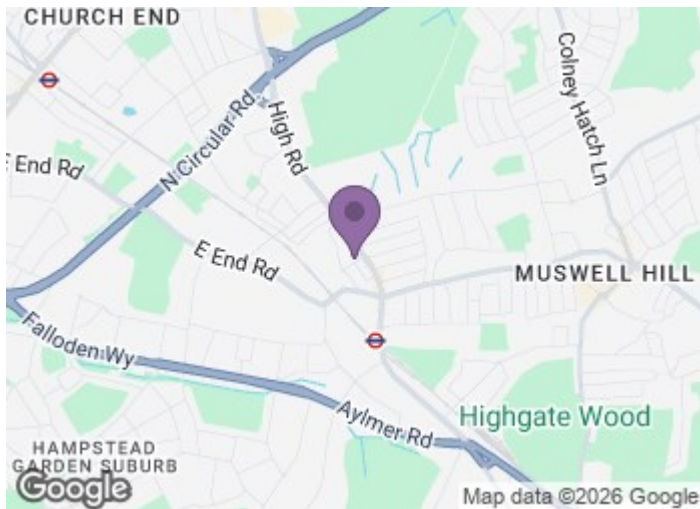
£2,100

# 16 Kitchener Road

East Finchley, London, N2 8AS



- Great Location
- Moments walk to the High Road
- Unfurnished and Tube Station
- Available Now
- Private Garden



[Directions](#)



# Floor Plan



TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		<b>66</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	