



## 269a Nether Street , London, N3 1PD

An exceptionally spacious ground floor two bedroom, two bathroom flat with private garden. Ideally situated minutes from West Finchley tube station. The flat is presented in very good decorative order and comprises reception room with feature fireplace, kitchen diner, one very spacious double bedroom, with potential for office/study/walk-in wardrobe/dressing area, further single bedroom, two shower rooms, garden with patio area. The property is offered unfurnished. Ideal for a couple or single person. Not suitable for sharers

Disclosure : An employee of Haven is related to the owner of the property

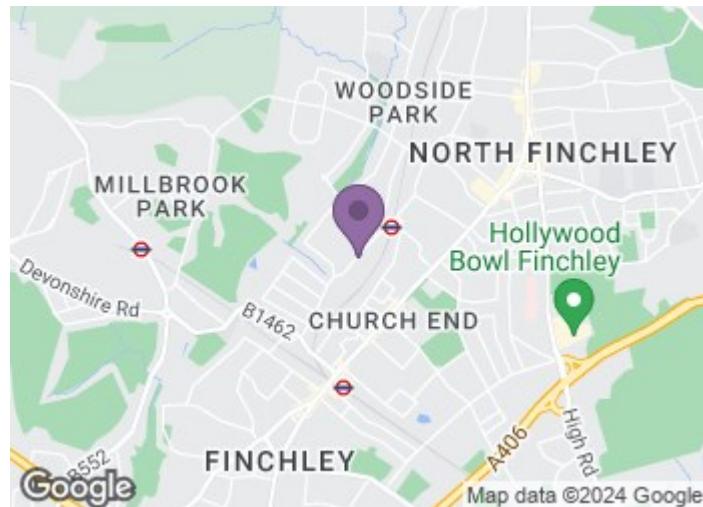
£2,000 Per month

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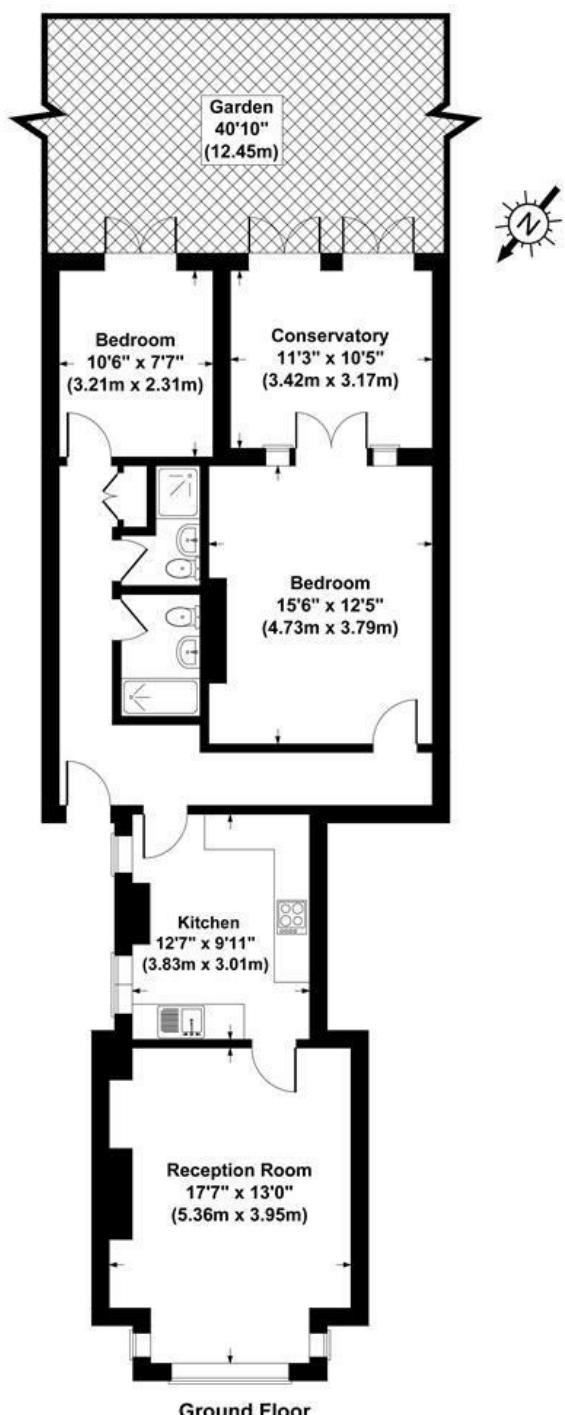
- Fantastic Location
- Beautiful Decorative Order
- Private Garden
- Unfurnished
- Available September 7th
- Exceptionally Well Sized



[Directions](#)



## Floor Plan



**Ground Floor**  
**Nether Street, London, N12**  
**Gross Internal Area 980 sq ft / 91 sq metres**  
**Not to Scale. Produced by The Plan Portal 2022**  
**For Illustrative Purposes Only.**

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 firms 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		
(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	