



estate agents



## 6A Sedgemere Avenue East Finchley, London, N2 0SX

A beautiful four bedroom two bathroom first and second floor maisonette with own garden situated in a popular cul-de-sac turning off East End Road within walking distance of the tube station. This split level period property offers fantastic living space throughout and further includes an open plan kitchen dining reception room, separate reception room, and direct access to own garden. Offered in good decorative order throughout. Ample storage space.

Offered Furnished /Unfurnished

£2,750

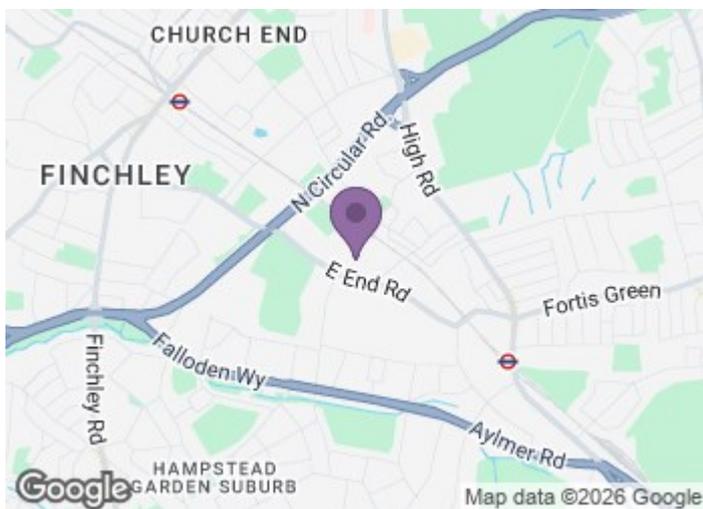
# 6A Sedgemere Avenue

East Finchley, London, N2 0SX



• Furnished / Unfurnished

• Available Start of May



[Directions](#)



# Floor Plan

Sedgemere Avenue, N2



Approx. Gross Internal Area: 1318 ft<sup>2</sup> ... 122.5 m<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	78
(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	