



St Margarets Avenue, London, N20 9LJ

£2,950 PCM

- Managed by Simon Clarke Letting Agents
- Spacious through lounge
- Available on long term tenancy (initial 12 months)
- Available from 14th March 2025
- Beautiful 5 bedroom, 3 bathroom family home
- Modern fitted kitchen with appliances
- Council tax band E
- 4 Minute walk to Totteridge & Whetstone Tube Station
- Own private driveway
- Unfurnished



GROUND FLOOR



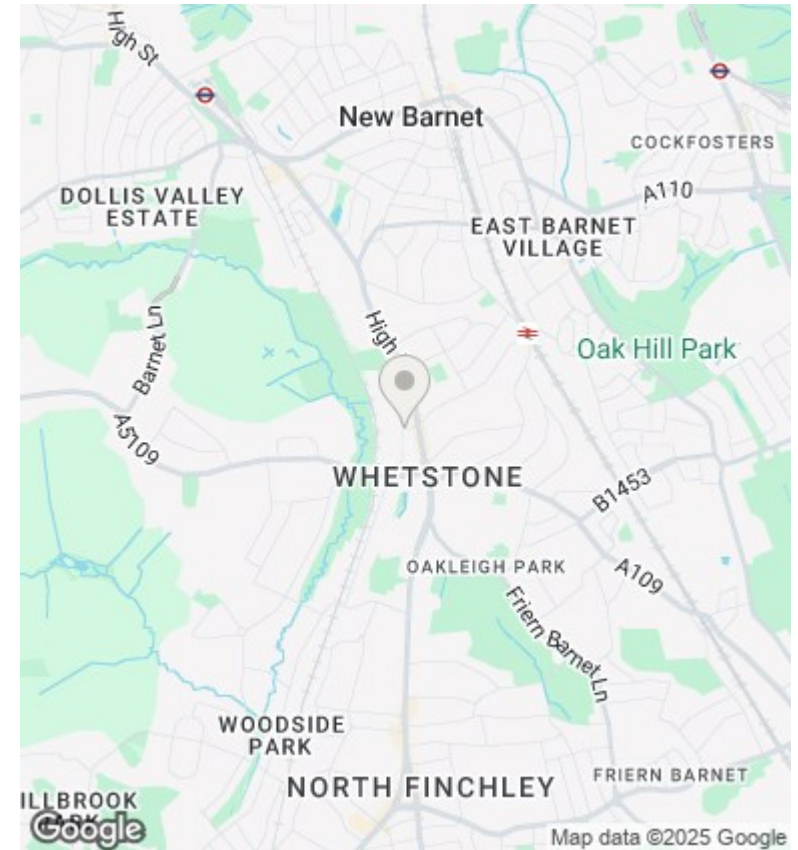
1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1529 SQ.FT. (142.9 SQ.M)

IMPORTANT: THESE ARE APPROXIMATE FIGURES ONLY. THE ACTUAL FLOOR AREA MAY VARY SLIGHTLY FROM THESE FIGURES. THE FIGURES ARE BASED ON THE INFORMATION PROVIDED BY THE SELLER AND ARE NOT GUARANTEED. THE FIGURES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY DECISIONS. THE FIGURES ARE NOT A SUBSTITUTE FOR A SURVEYOR'S REPORT. THE FIGURES ARE NOT A SUBSTITUTE FOR A SURVEYOR'S REPORT.



Directions

Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

Council Tax Band

E

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	