



THE ESTATE COMPANY



2 Beaumont Close, London, N2 0GA

£1,850,000

- 1892 Sq Ft
- Secure Gated Parking for 2 Cars
- Off The Bishops Avenue
- Secure gated development
- Concierge
- Ground Floor

# Flat 3 Broomfield Court 2 Beaumont Close, London N2 0GA

A bright and exceptionally spacious three-bedroom ground floor apartment, offering approximately 1,892 sq ft of well-appointed accommodation, situated within an exclusive gated development by Octagon, just off the prestigious Bishops Avenue.

This rarely available property comprises three bathrooms (two en-suite), a generously sized reception room, a well-equipped kitchen and a small patio. Additional benefits include a concierge service and secure underground parking for two vehicles.

Beaumont Close is ideally located within walking distance of East Finchley Underground Station (Northern Line) and offers convenient access to the open green spaces of Kenwood and Hampstead Heath.



Council Tax Band:





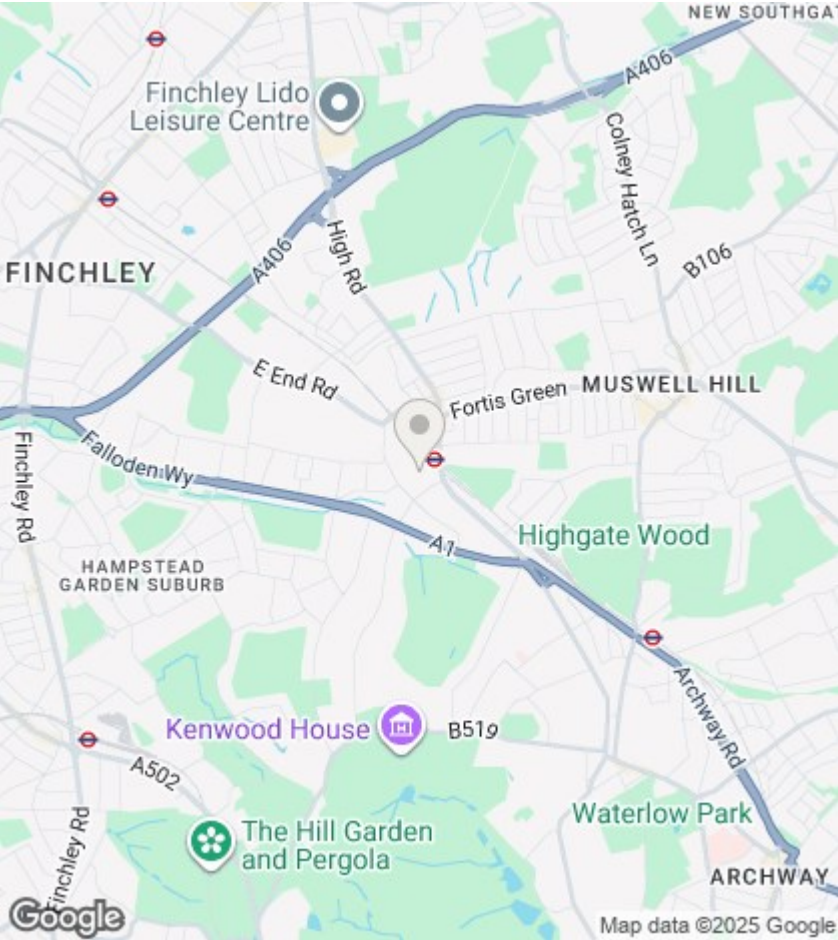
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1892 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1892 SQ FT/ 176 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	