

est 1979

 **Jeremy  
Leaf & Co.**



## Edén House|., 974 High Road, LONDON, N20 0QG

£2,150,000

- Communal Gardens
- Council Tax C and D
- 2 x 1 Bedroom Apartments
- 2 x 2 Bedroom Apartments
- Within 0.7 Miles of Tube Stations
- Six Bedrooms
- Off-Street Parking

# 974 High Road, LONDON N20 0QG

**INVESTMENT OPPORTUNITY!** A converted semi-detached property comprising 2 x 2-bedroom and 2 x 1-bedroom apartments, all currently let on ASTs. It is sold with the potential to reconfigure the current layout of flats or restore the property to a singular family home (subject to the necessary consents). Conveniently located for sought-after schools, local shopping and transport amenities and within 0.7 miles of Woodside Park and Totteridge & Whetstone tube stations.

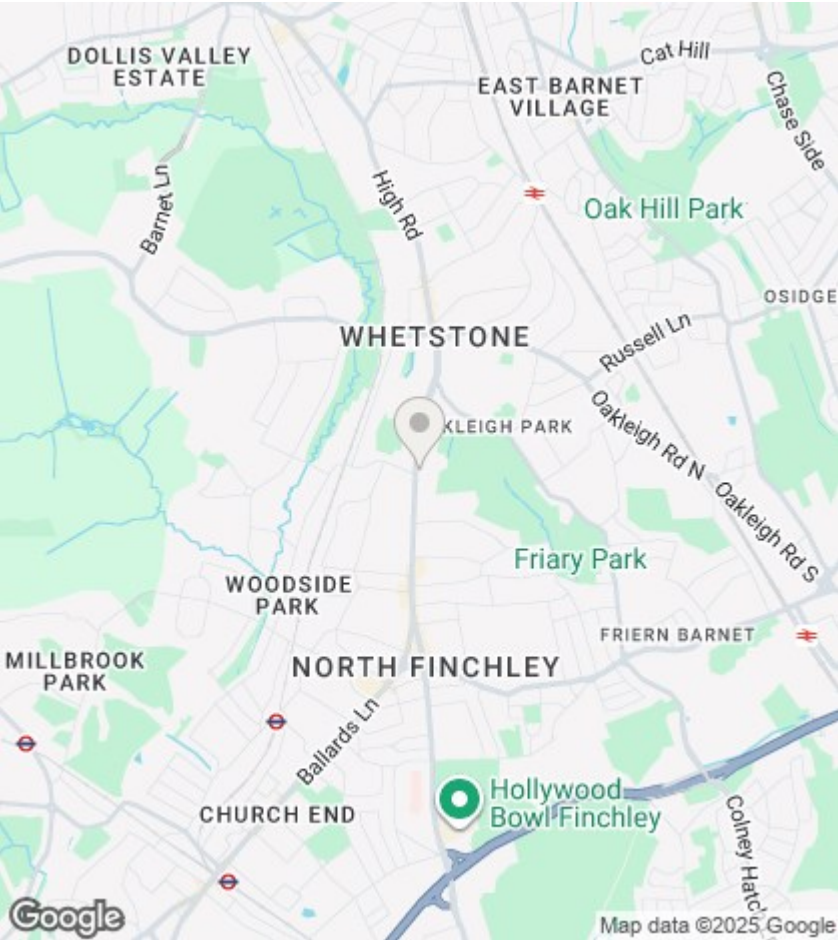
 6  0  0  B

Council Tax Band: D



### Full Description

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Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:  
B

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