

est 1979

Jeremy  
Leaf & Co.



## 15a Fredericks Place, London, N12 8QE

Offers In Excess Of £400,000

- Bathroom
- Close to Amenities
- Off-Street Parking
- Large Private South-Facing Garden
- Council Tax Band C
- Large Walk-in Closet
- Kitchen
- Share of Freehold
- Ground Floor
- One Bedroom

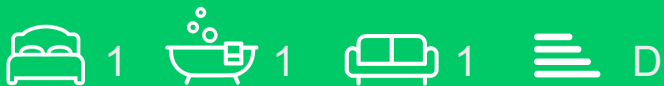
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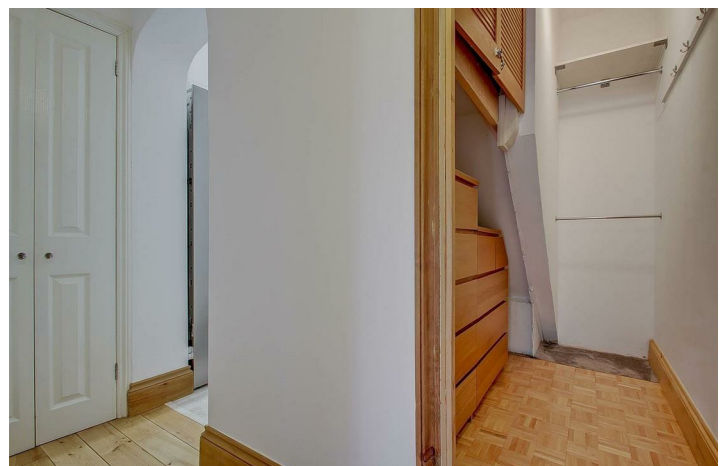


# 15a Fredericks Place, London N12 8QE

Nestled in a highly sought-after location, this elegant residence offers the perfect blend of classic charm and contemporary comfort. Boasting a spacious reception room, one generously proportioned bedroom and a large private garden, the property provides an exceptional living environment and is immaculately presented throughout. With a stylish interior, this home benefits from excellent transport links and proximity to local amenities, schools and leisure facilities.

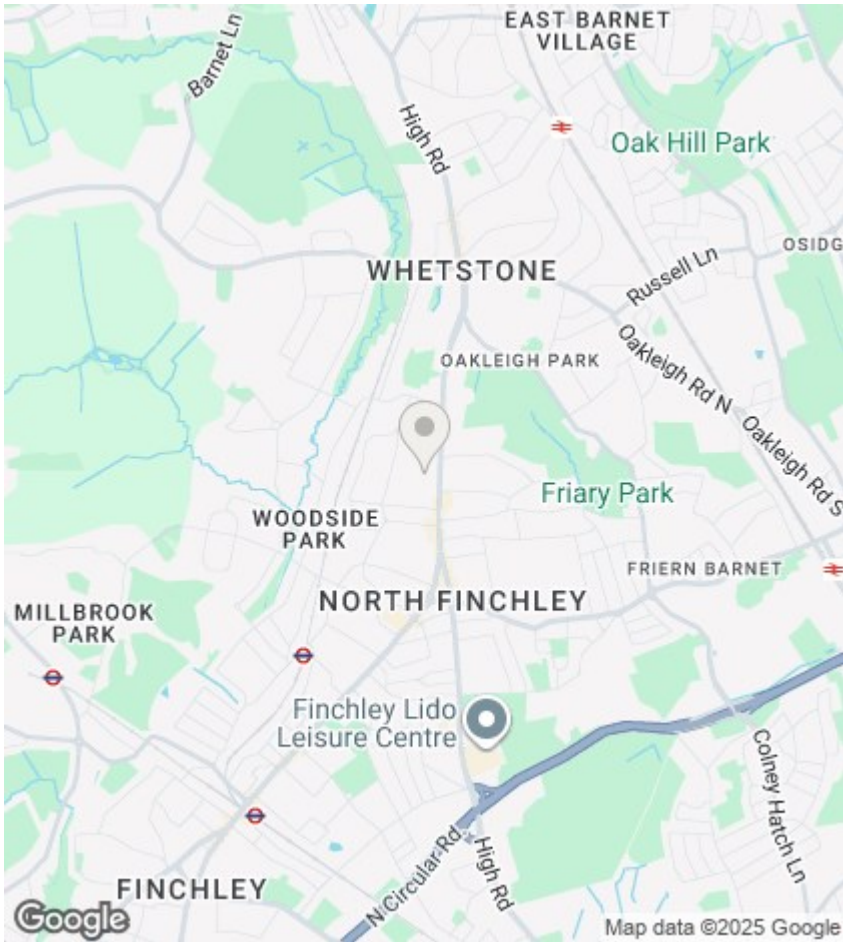


Council Tax Band: C



## Full Description

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## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

