

est 1979

 **Jeremy  
Leaf & Co.**



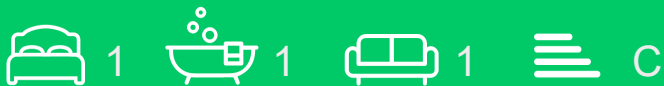
## Flat 2,, 42a Birkbeck Road, London, N12 8DZ

£325,000

- Secure Gated Development
- 0.4 Miles to Woodside Park (Northern Line) Tube
- Open Plan Living Room/Kitchen
- Bathroom
- One bedroom
- 10 Year New Build Warranty

# 42a Birkbeck Road, London N12 8DZ

This newly developed and beautifully finished one-bedroom ground floor maisonette offers comfortable living within a sought-after, gated development. The apartment features a spacious open-plan reception room and the fully fitted kitchen is equipped with brand new appliances. The double bedroom benefits from an en-suite bathroom with contemporary marble tiles and LED lighting and there is wood flooring throughout the property. Located just 0.4 miles from Woodside Park Underground Station (Northern Line) and an array of local amenities on North Finchley High Road, this property represents a good first time buy or buy-to-let investment and is available for immediate occupation.

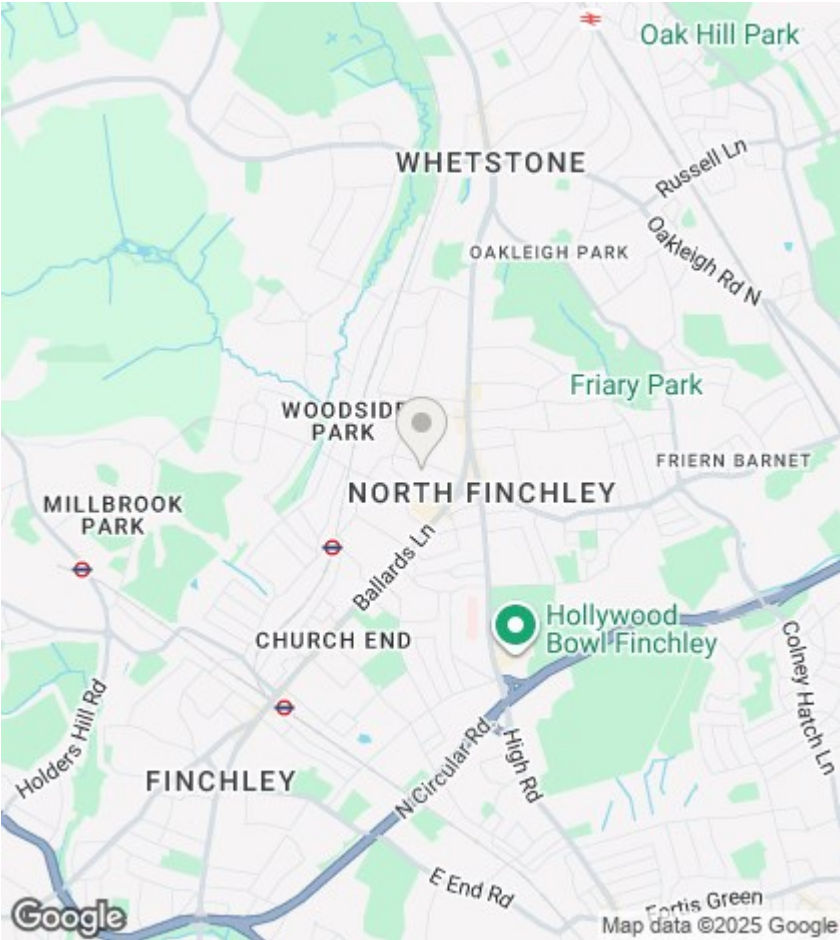


Council Tax Band: C



## Full Description

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Directions

Viewings

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

EPC Rating:  
C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 78                      |
| (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 |