

est 1979

Jeremy  
Leaf & Co.



Avenue Road, London

£875,000

- Four Bedrooms
- Kitchen / Diner
- Guest W.C.
- Chain free
- Cul-de-sac Location
- Two Reception Rooms
- Family Bathroom
- Large Landscaped Garden / Garden Room and Storage
- 0.3miles to Woodside Park tube (Northern Line)
- Period Features Throughout

863 High Road, London, N12 8PT  
020 8446 4295

property@jeremyleaf.co.uk  
<https://www.jeremyleaf.co.uk/>

# Avenue Road, London N12 8PY

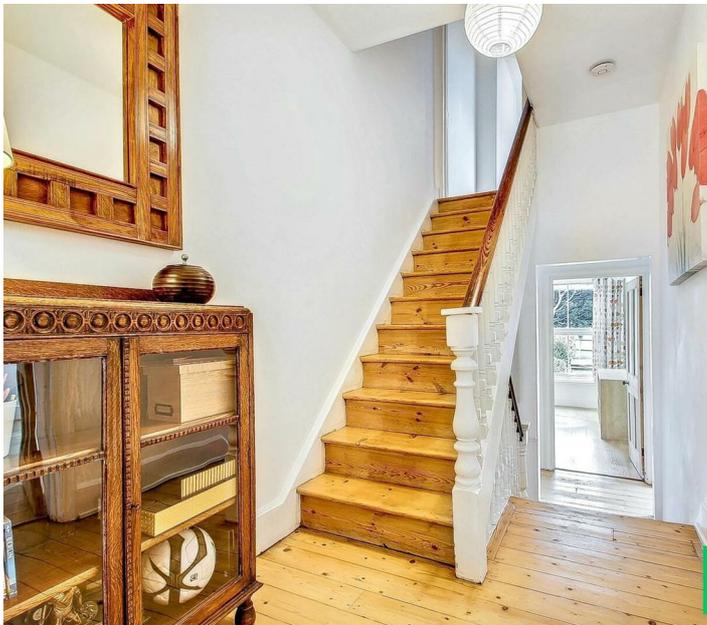
We are pleased to offer this well-presented chain free, four bedroom family home, retaining a number of original period features that have been thoughtfully incorporated into the overall décor. The property is situated on a quiet cul-de-sac, within easy reach of North Finchley High Road's shops and amenities. The accommodation includes two reception rooms and a kitchen/dining area leading to a garden room with additional storage. Externally, there is a generous south-facing garden. Conveniently located within approximately 0.3 miles of Woodside Park tube station, and close to a range of well-regarded primary and secondary schools, viewing is highly recommended.



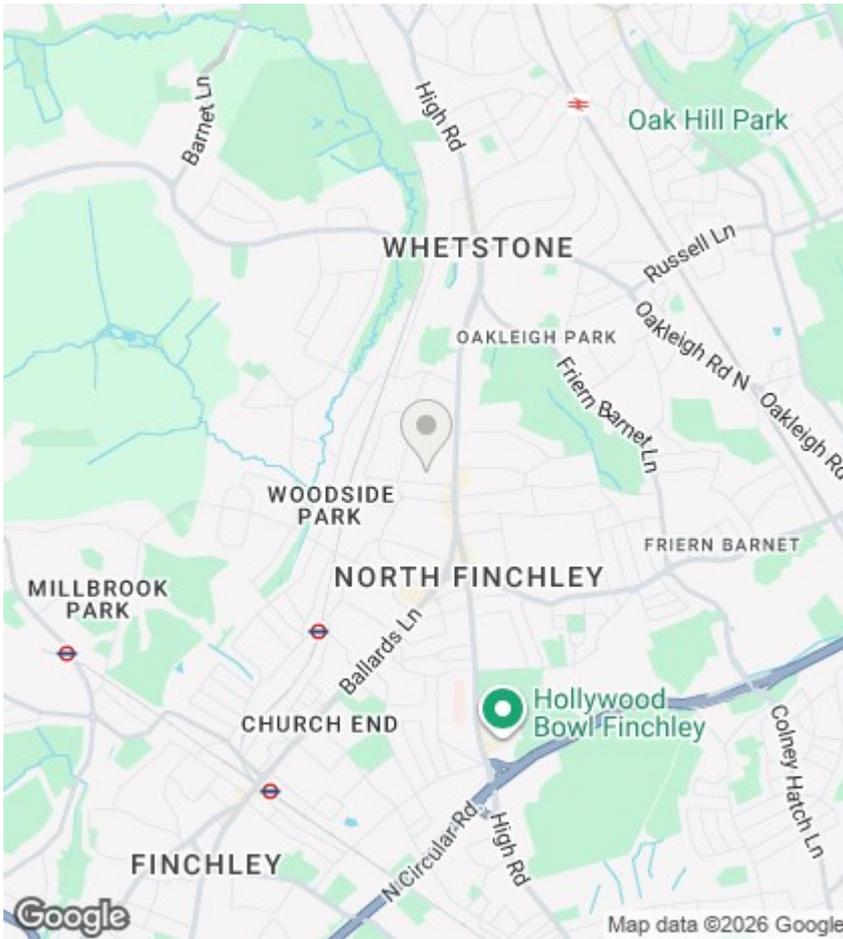
Council Tax Band: E











## Directions

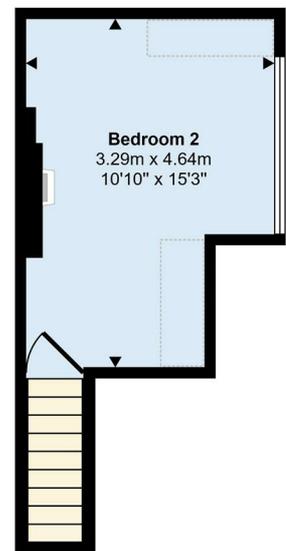
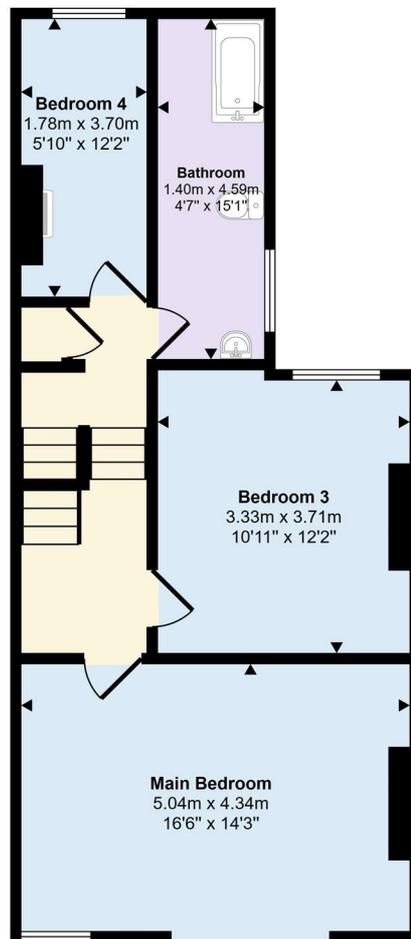
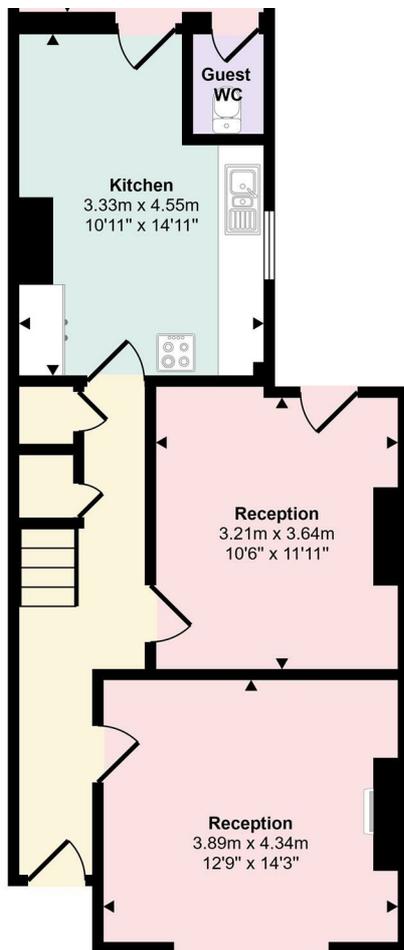
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Second Floor  
Approx 15 sq m / 166 sq ft