

est 1979

Jeremy  
Leaf & Co.



Manor Park Road, London

Offers Over £700,000

- 3 Bedroom house
- No chain
- Close to local schools
- Suitable for first time buyers
- Potential to Extend (STPP)
- Viewings are highly recommended!

98 High Road, London, N2 9EB  
020 8444 5222

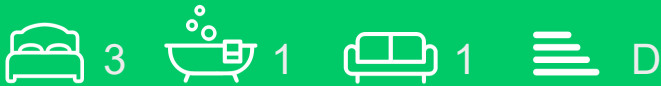
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<https://www.jeremyleaf.co.uk/>

# Manor Park Road, London, N2 0SN

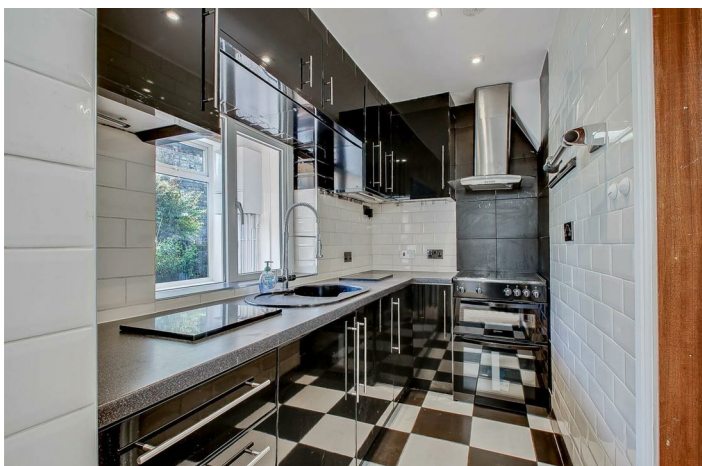
Jeremy Leaf & Co are pleased to present this mid-terrace family home, which serves as an ideal opportunity for buyers wishing to add their own personal touch. Offered with the advantage of no onward chain, the property allows the new owners to update the interiors to their taste, whilst also boasting excellent potential to extend into the loft or out to the rear (STPP).

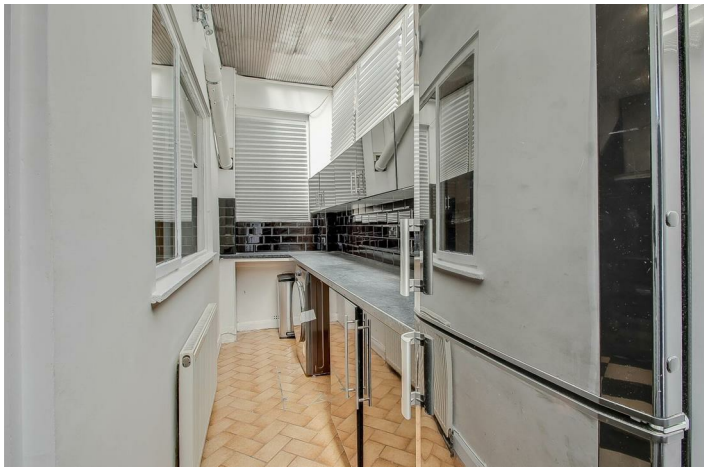
The ground floor accommodation consists of a welcoming hallway, one large reception room, a separate dining area, and a kitchen. A conservatory is positioned at the rear, providing a direct link into the private back garden. Moving upstairs, the first floor layout features three comfortably sized bedrooms and a central family bathroom.

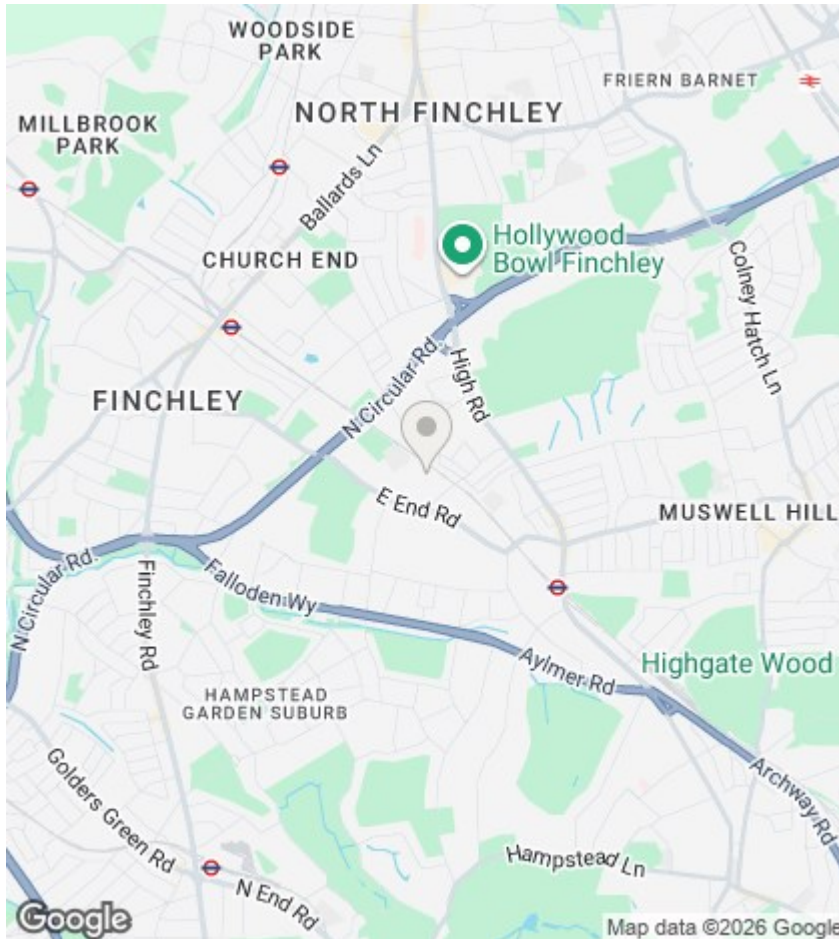
The location is exceptionally convenient for local education, sitting within easy reach of Holy Trinity, The Archer Academy, and Brookland Junior School. For daily commuting and shopping, East Finchley Underground Station (Northern Line) and the vibrant selection of shops and restaurants along the High Road are situated approximately 0.7 miles away.



Council Tax Band: E







## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 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>                            | 65      | 79                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

