

est 1979

Jeremy  
Leaf & Co.



9 Woodside Avenue, London, N12 8AN

Offers In Excess Of £825,000

- Under 0.25 miles to Woodside Park Tube
- Living Room
- Guest W.C.
- Split Level Patio to Grassed Area
- Garage & Parking
- Council Tax Band F
- Two Bathrooms ( One en-suite)
- Storage Area
- Kitchen / Diner
- Three/Four Bedrooms





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

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

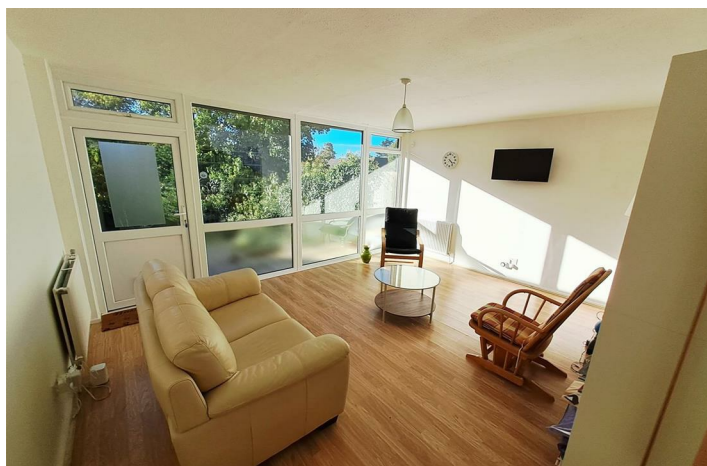


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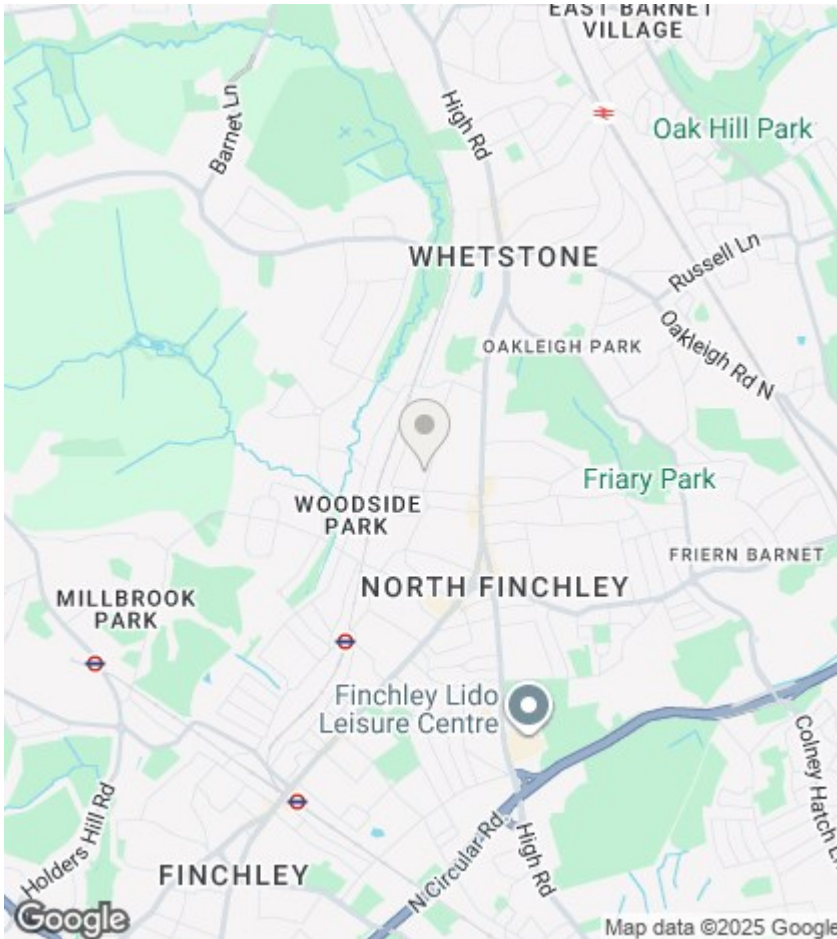
A well-presented three/four bedroom, two bathroom end-of-terrace townhouse, perfectly located within walking distance to North Finchley's High Road and under a quarter of a mile from Woodside Park Underground Station (Northern Line). This versatile family home offers spacious and flexible accommodation across three floors, with the added benefit of a home gym (or second reception/fourth bedroom), patio leading to secluded garden, balcony, and garage. Viewing recommended.

 3  2  2  D

Council Tax Band: F







## Directions

## Viewings

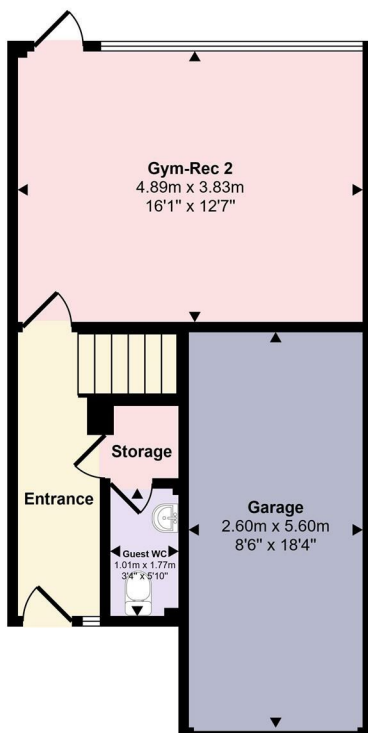
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

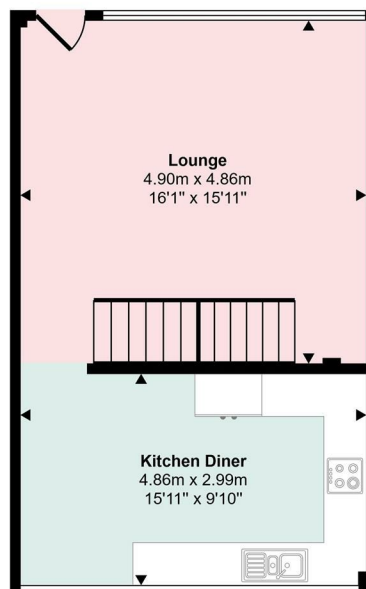
D

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	80
England & Wales		EU Directive 2002/91/EC

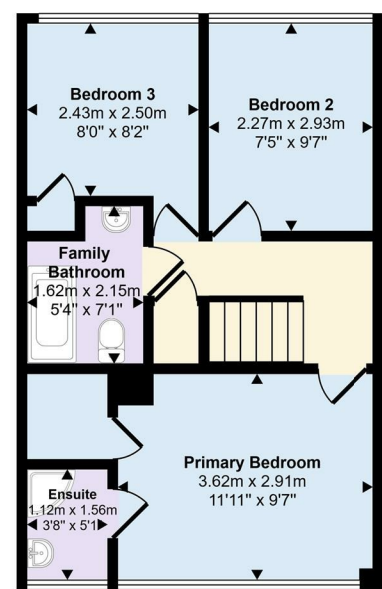
Approx Gross Internal Area  
121 sq m / 1305 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft



First Floor  
Approx 39 sq m / 420 sq ft



Second Floor  
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and not to be taken literally. Made with Made Smart 2025.