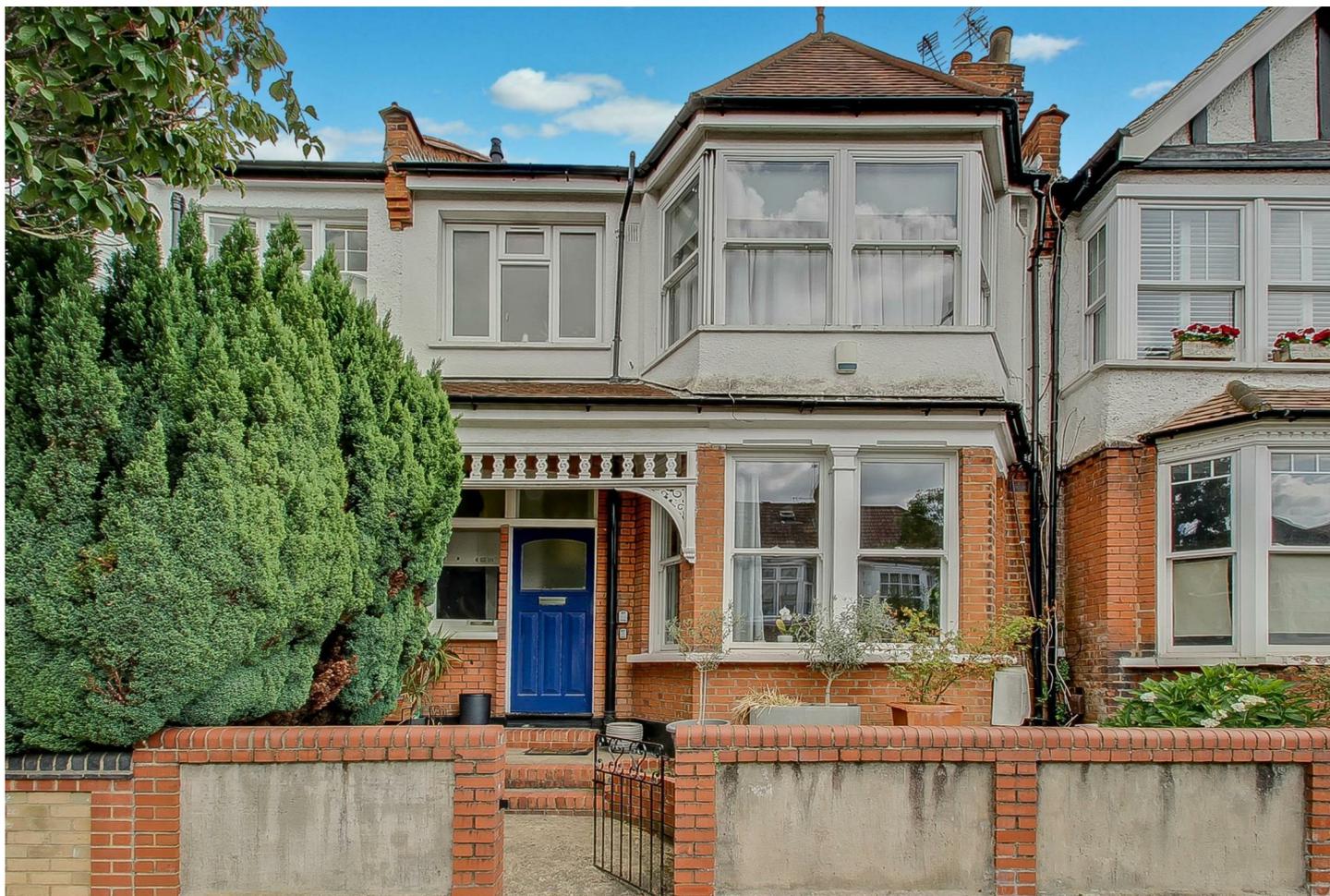


est 1979

Jeremy  
Leaf & Co.



Gainsborough Road, London

Reduced To £430,000

- Bathroom
- Long lease - 122 years
- Two Bedrooms
- £250 p.a. Ground Rent
- Open Plan Kitchen / Dining Area
- Own Garden
- Service Charge £200 pcm
- 0.3 Miles to Tube Station
- Utility Area
- Council Tax Band C

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

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

# Gainsborough Road, London, N12 8AA

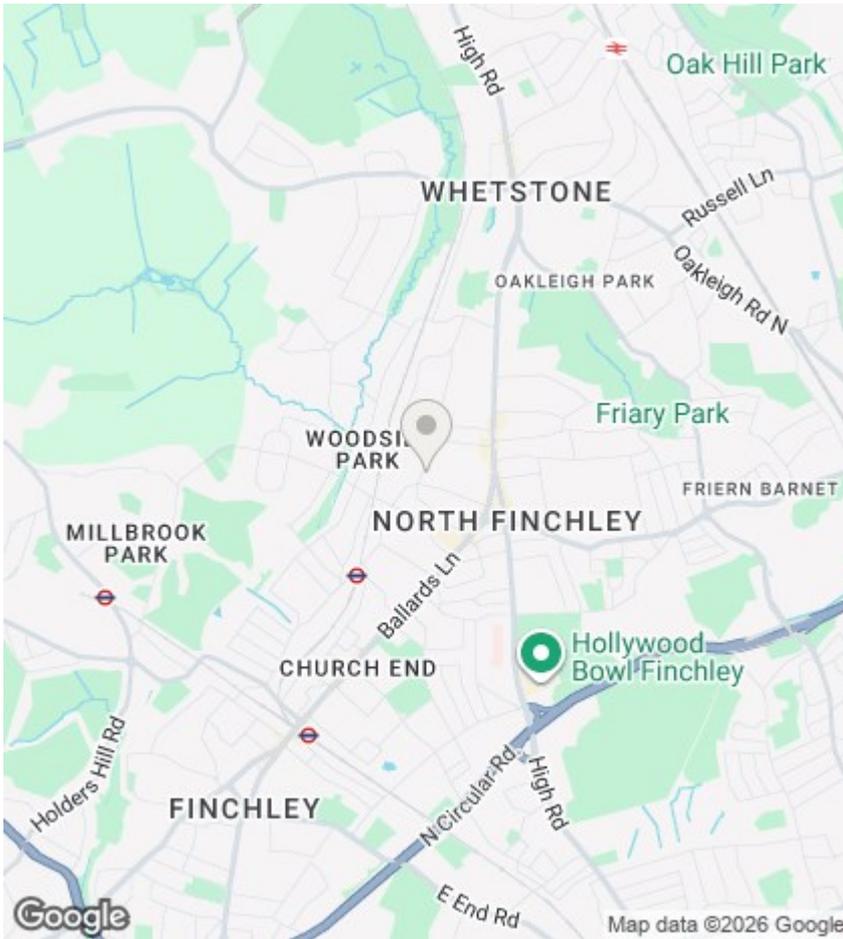
A bright and characterful two-bedroom ground floor flat boasting an open-plan kitchen/diner, a practical utility area, and the added benefit of its own private garden. Situated just 0.3 miles from Woodside Park Tube station, this property is within easy reach of North Finchley's town centre amenities and transportation links. Council Tax Band C.



Council Tax Band: D







## Directions

## Viewings

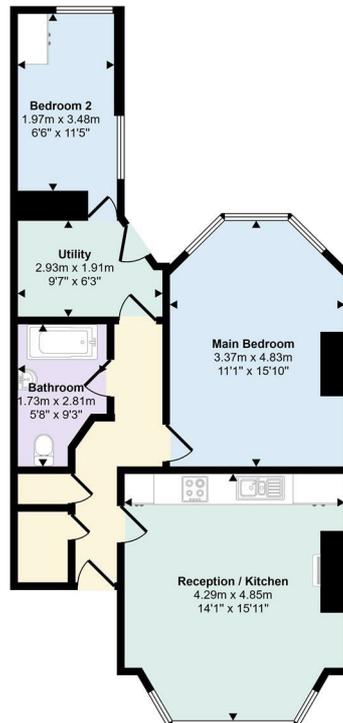
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
62 sq m / 672 sq ft



Floorplan

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 may not look like the real items. Made with Made Snappy 360.