



Abbots Gardens, London

£1,750,000

- Self Contained Annex
- Garden
- Gas Central Heating
- Three Bathrooms
- Four Further Double Bedrooms
- Wine Cellar
- Chain Free
- Off Street Parking

# Abbots Gardens, London, N2 0JG

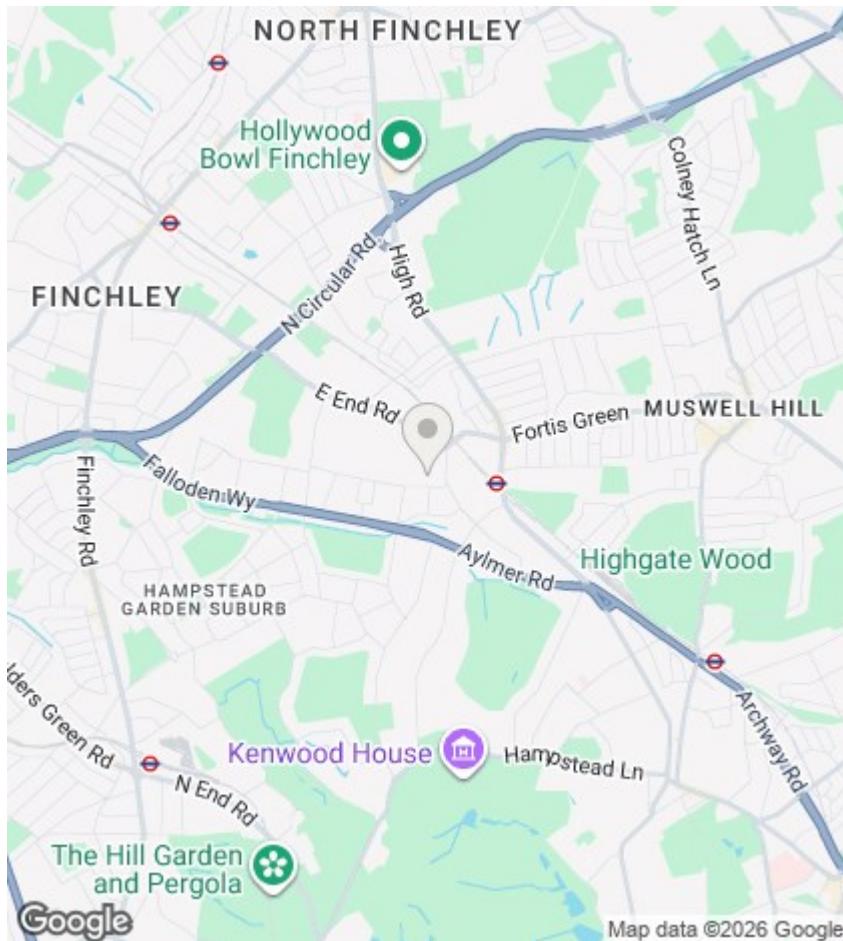
Jeremy Leaf & Co are pleased to offer for sale this spacious five-bedroom, semi-detached home on one of East Finchley's most sought-after roads, just minutes from East Finchley Tube (Zone 3). Ideal for families, the property features a generous through lounge, kitchen, guest W.C., and a large garden. The main house offers four bedrooms across the upper floors, with a family bathroom and an additional shower room. A self-contained annex on the ground floor provides the fifth bedroom, ideal for guests, extended family, or flexible living. The property also includes a driveway for up to three cars. Close to outstanding schools including Archer Academy and Holy Trinity.



Council Tax Band: G







## 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) A		
(81-91) B		
(69-80) C		
(55-68) D	75	
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
169 sq m / 1820 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 may not look like the real items. Made with Made Snappy 360.