

est 1979

Jeremy  
Leaf & Co.



Holdenhurst Avenue, London

£1,200,000

- Off street Parking
- Five Bedrooms
- Kitchen /Diner
- Two Reception Rooms
- Hardwood decking to garden
- Chain free
- 0.6 miles to West Finchley tube station
- Three Bathrooms ( One En-suite)
- Over 2,200 sq ft
- Cellar

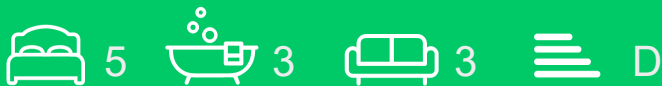
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020 8446 4295

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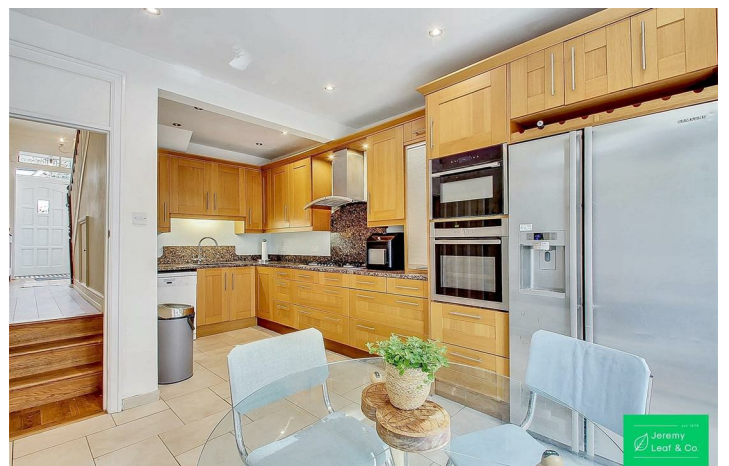
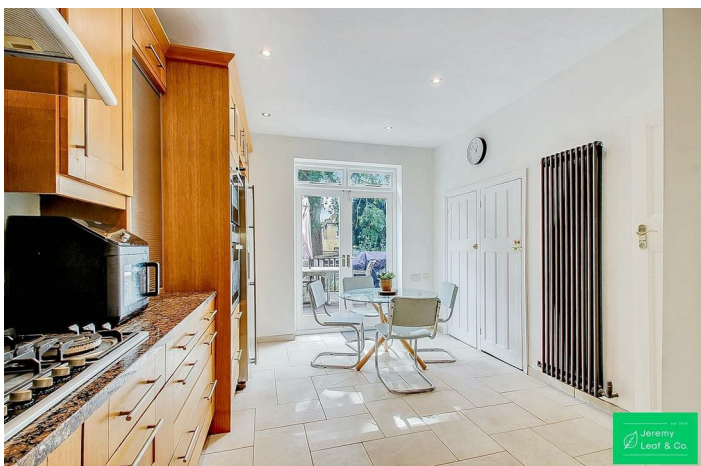


# Holdenhurst Avenue, London, N12 0HY

We are pleased to present this five-bedroom, three-bathroom semi-detached family home set over 2,200 sq ft, retaining a range of original features alongside thoughtful refurbishment. Positioned on a pleasant residential turning, the property offers a generous south-facing garden with hardwood decking, driveway, and storage, and enjoys proximity to the green spaces and leisure facilities of Victoria Park. The property is conveniently situated 0.6 miles from West Finchley (Northern Line) station, 0.2 miles from the shops and amenities of Ballards Lane, and within easy reach of sought-after primary and secondary schools. Viewing is encouraged to appreciate both the character of the property and its setting.



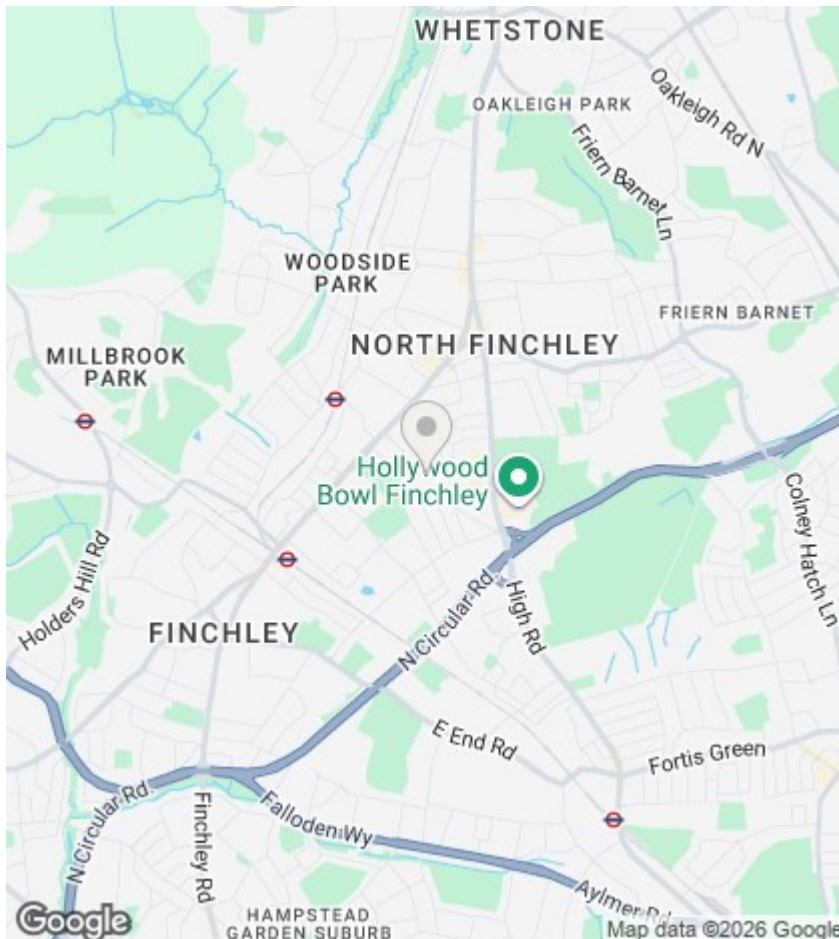
Council Tax Band: F











## Directions

## Viewings

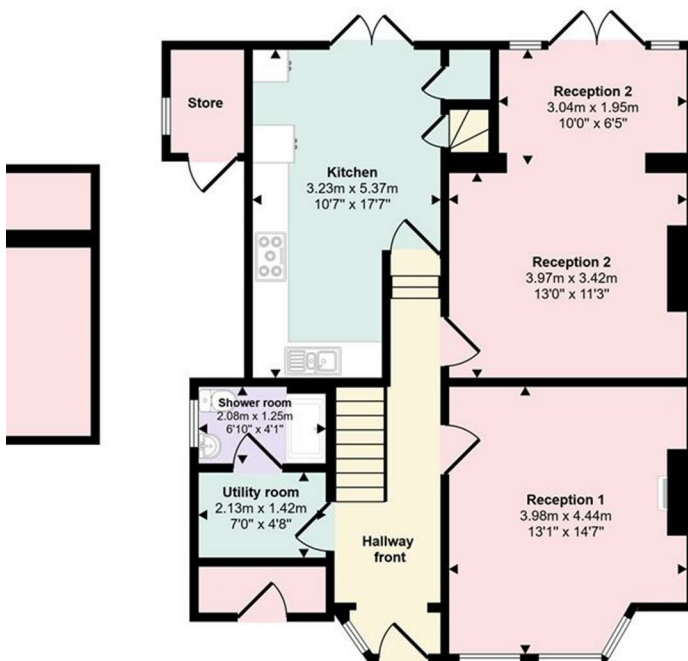
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

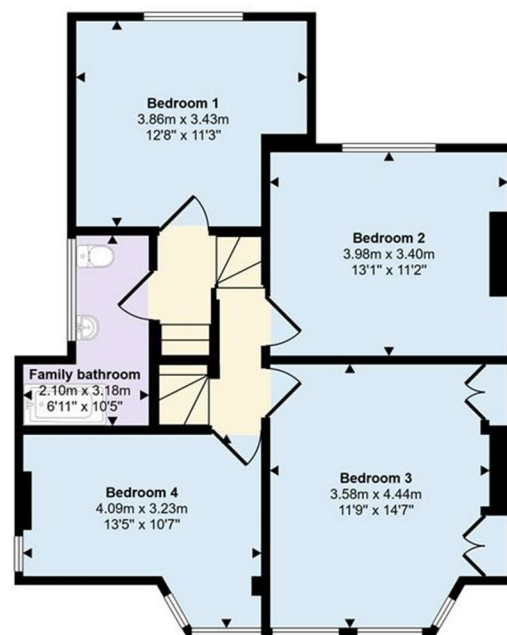
D

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		
	63	78
England & Wales		EU Directive 2002/91/EC

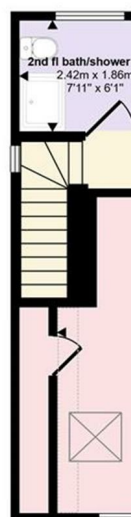
Approx Gross Internal Area  
209 sq m / 2250 sq ft



Ground Floor  
Approx 77 sq m / 828 sq ft



First Floor  
Approx 67 sq m / 717 sq ft



Second Floor  
Approx 44 sq m / 47

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.