

est 1979

Jeremy
Leaf & Co.



8 Nursery Avenue, London, N3 2RD

£795,000

- Two bathrooms
- Allocated off-street parking
- Council Tax Band - F
- Three Bedrooms
- Underfloor heating
- Tiered low maintenance garden
- Newly constructed finished to a high standard

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

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

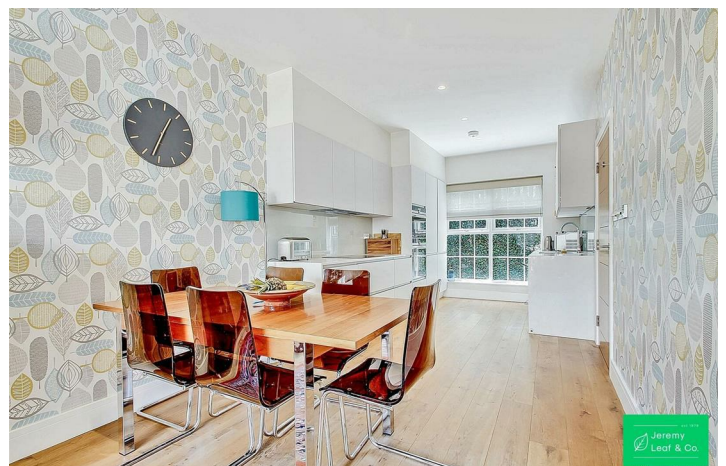
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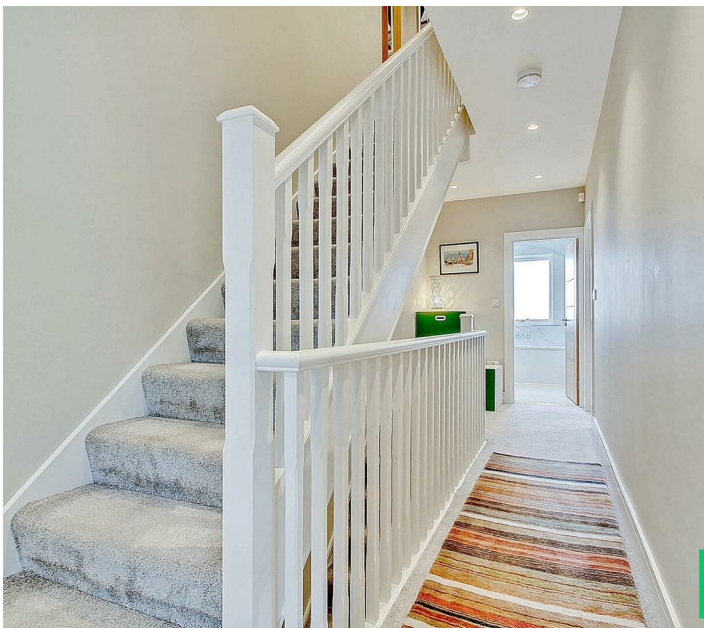
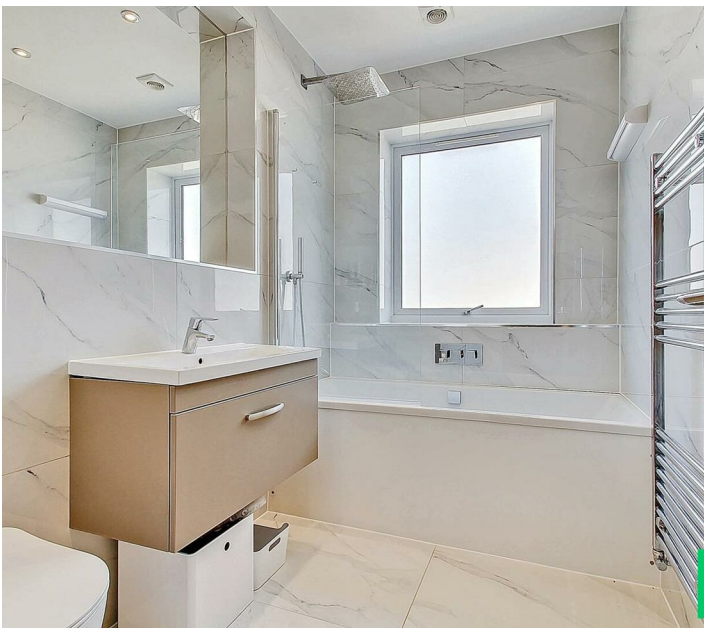
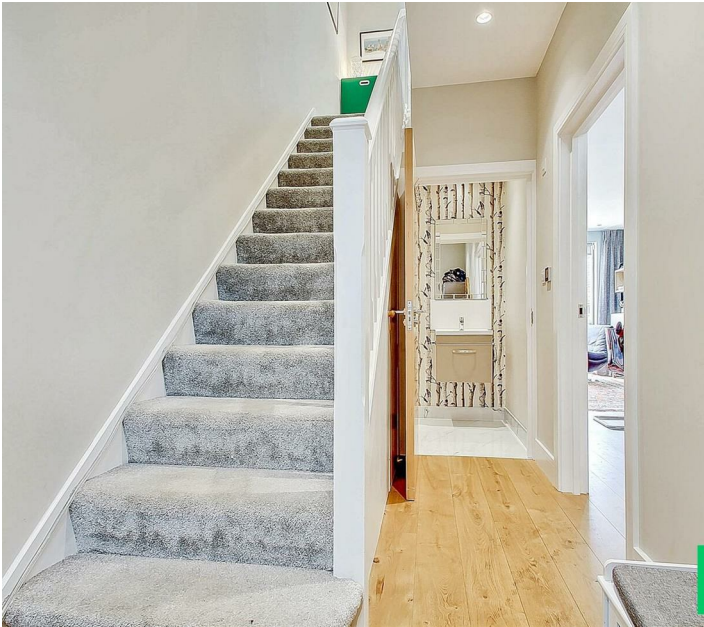
Presenting an exceptional opportunity to acquire this newly constructed, architecturally striking three-bedroom, two-bathroom residence, finished to the most exacting standards throughout. This contemporary home enjoys an enviable position just moments from the verdant expanses of Victoria Park.

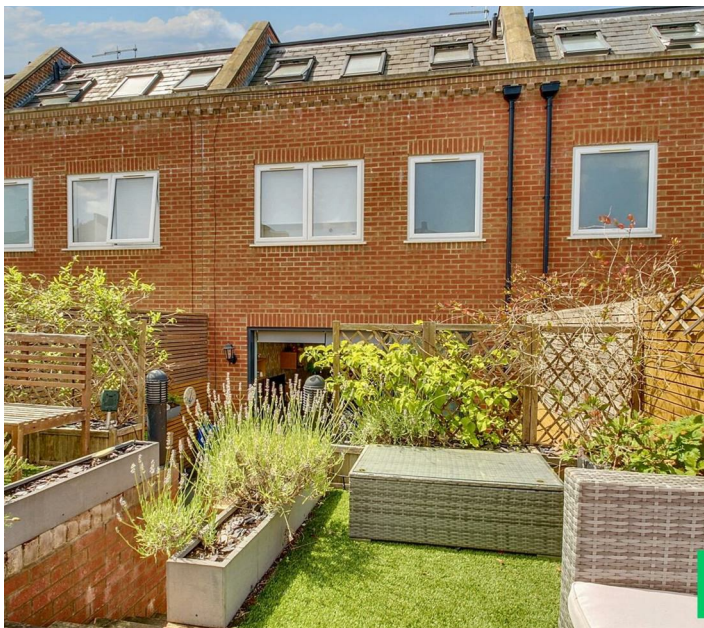
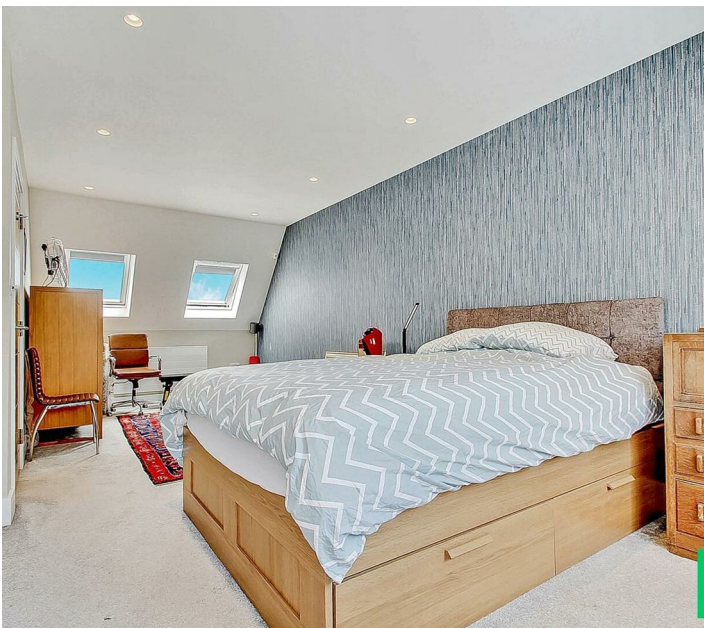
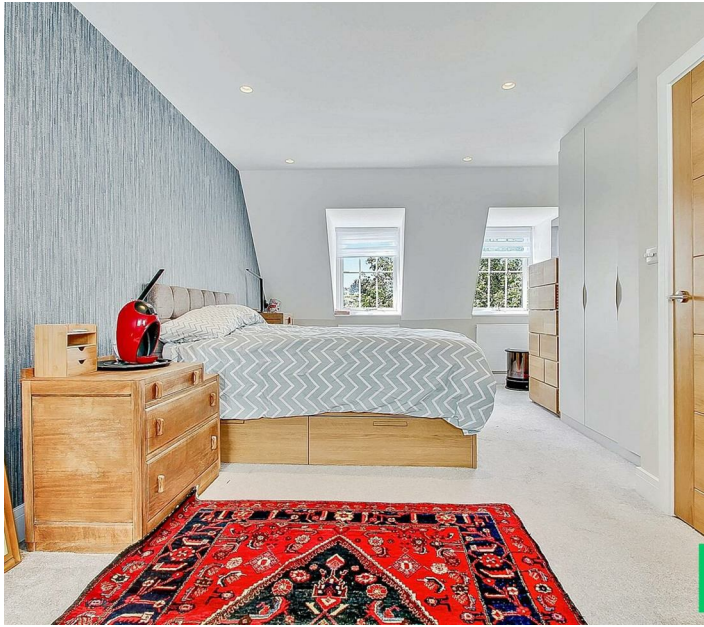
The property features expansive open-plan living, elegantly designed to maximize natural light, with sleek sliding doors opening onto a low-maintenance and well designed rear garden-ideal for both entertaining and relaxation. Additional benefits include a guest cloakroom, allocated off-street parking, luxurious modern bathrooms, and the comfort of underfloor heating throughout.



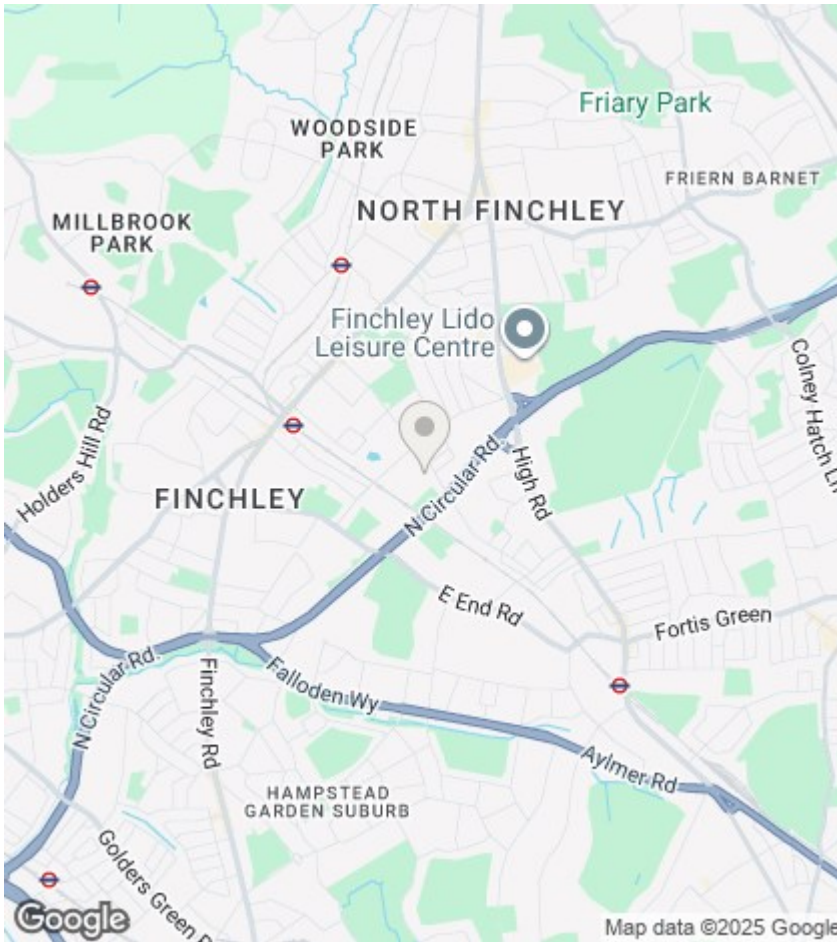
Council Tax Band: F











Directions

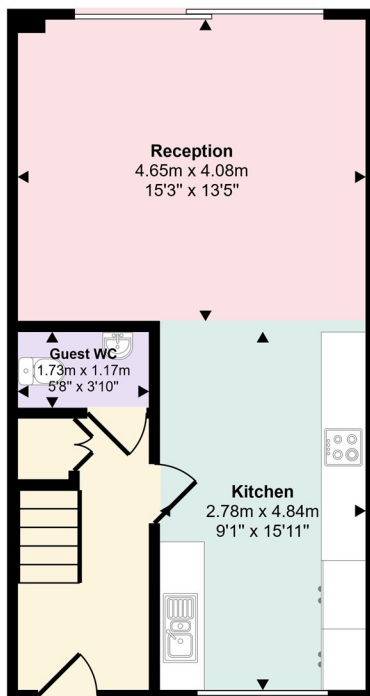
Viewings

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

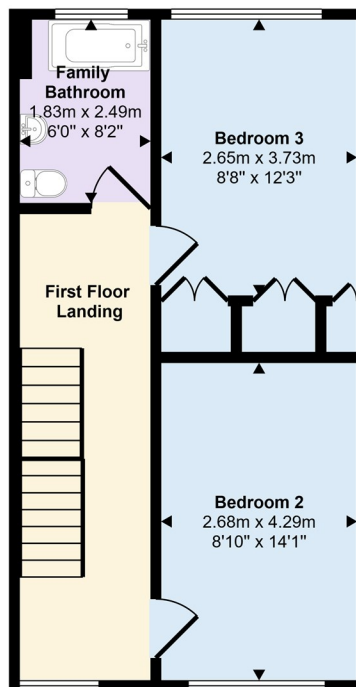
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

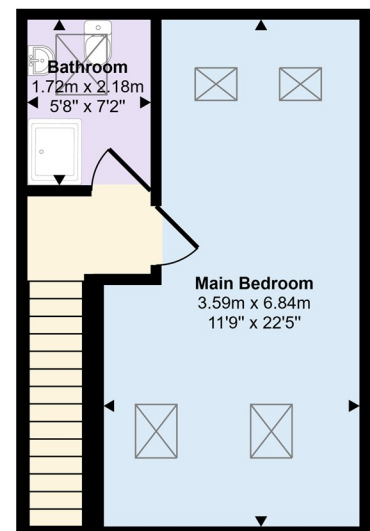
Approx Gross Internal Area
115 sq m / 1241 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft



First Floor
Approx 41 sq m / 444 sq ft



Second Floor
Approx 31 sq m / 337 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