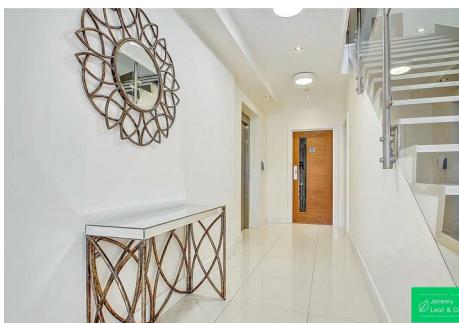




est 1979  
 Jeremy  
Leaf & Co.



Nether Street, London

Offers In Excess Of £600,000

- Balcony
- Kitchen
- Two Bedrooms
- Underground Parking
- Service Charge £3,420 pa
- Communal Gardens
- Ground Rent £395 pa
- Ensuite & Separate Shower
- Lease - 114 Years Remaining
- Lift Service

# Nether Street, London, N12 8EU

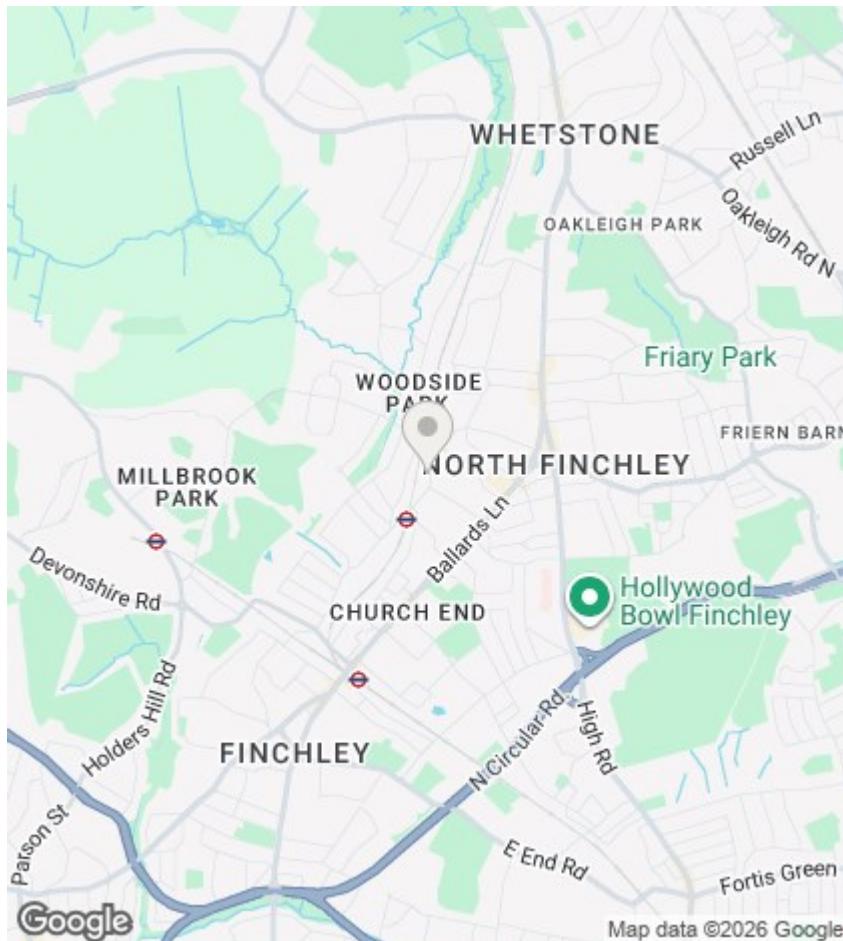
This well-maintained apartment with one double bedroom & ensuite main bathroom and a second single bedroom currently used as a study, separate shower room and a bright reception area leading to a private balcony. Benefits include secure underground parking, landscaped communal gardens, and a long leasehold of 114 years. Annual service charge is £3,420 with ground rent of £395. Ideally located for West Finchley's amenities and transport, this apartment is perfect for those seeking comfort and convenience. Council Tax Band F.



Council Tax Band: F







## Directions

## Viewings

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

## EPC Rating:

B

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	

