

est 1979

 **Jeremy  
Leaf & Co.**



## Eden House, 974 High Road, LONDON, N20 0QG

£1,950,000

- Communal Gardens
- Council Tax C and D
- 2 x 1 Bedroom Apartments
- 2 x 2 Bedroom Apartments
- Within 0.7 Miles of Tube Stations
- Six Bedrooms
- Off-Street Parking

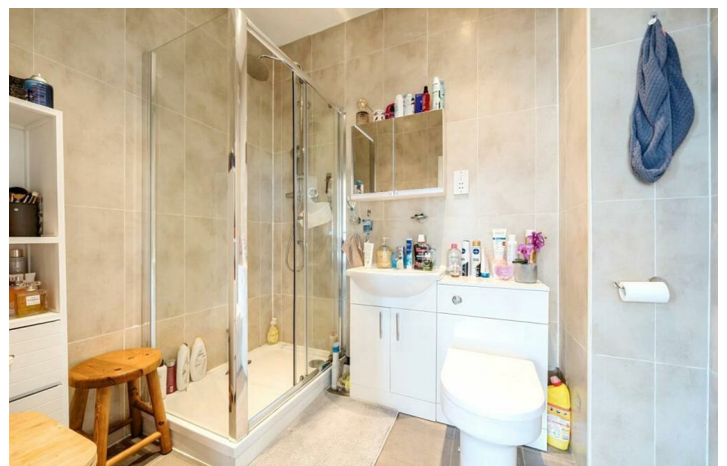


# 974 High Road, LONDON N20 0QG

**INVESTMENT OPPORTUNITY!** A converted semi-detached property comprising 2 x 2-bedroom and 2 x 1-bedroom apartments, all currently let on ASTs. It is sold with the potential to reconfigure the current layout of flats or restore the property to a singular family home (subject to the necessary consents). Conveniently located for sought-after schools, local shopping and transport amenities and within 0.7 miles of Woodside Park and Totteridge & Whetstone tube stations.

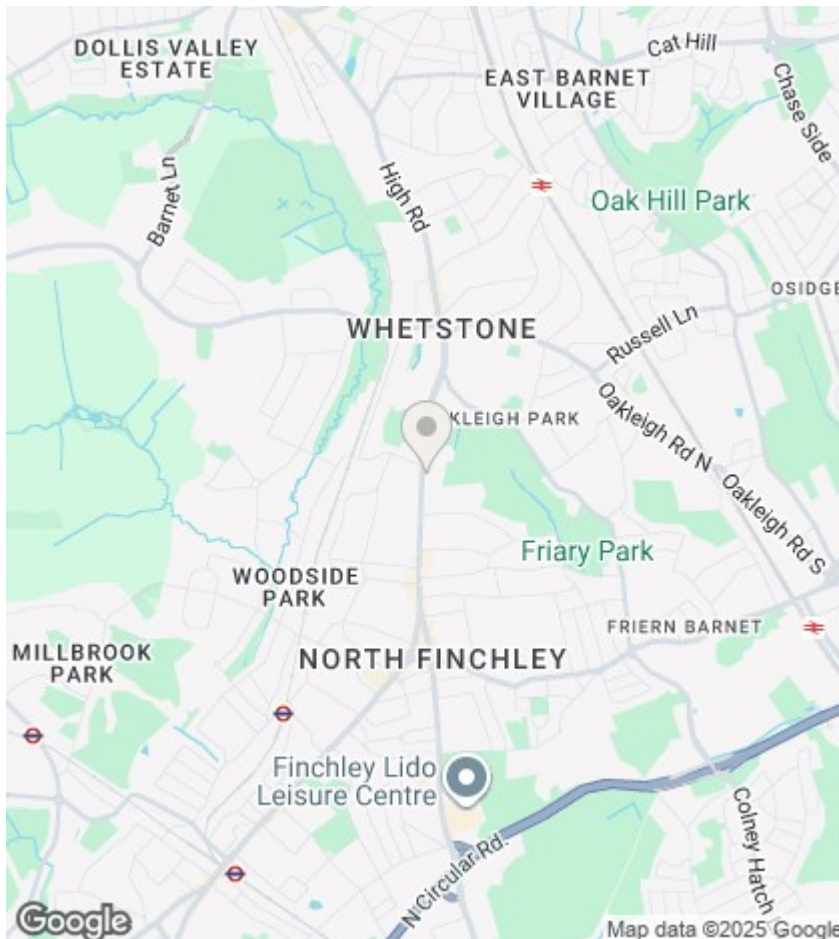


Council Tax Band: D



### Full Description

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## 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) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		
England & Wales		EU Directive 2002/91/EC

## High Road, London, N20

Approximate Area = 3419 sq ft / 317.6 sq m

Limited Use Area(s) = 102 sq ft / 9.5 sq m

Total = 3521 sq ft / 327.1 sq m

For identification only - Not to scale

