

est 1979

 Jeremy
Leaf & Co.



Wilmer Way, London

£1,275,000

- 0.4 miles to Arnos Grove Station
- Dual Access Gated Driveway
- Secluded Patio and Garden
- Proximity to Green Spaces
- Council Tax Band G
- Six Bedrooms (two en-suite)
- Garage
- Two Reception Rooms
- Four Bathrooms (two en-suite)
- Open Plan Kitchen / Dining Area

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

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Wilmer Way, London, N14 7JD

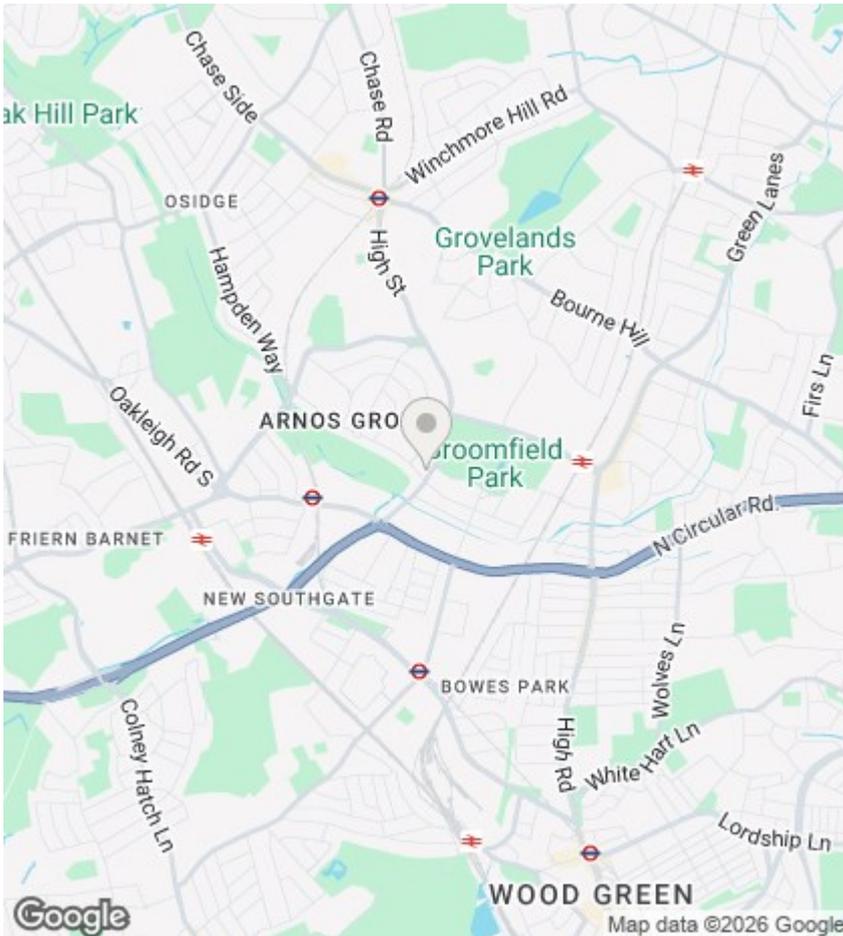
This beautifully-presented semi-detached home offers over 2,000 sq. ft. of flexible living space across three floors. Comprising six bedrooms, four bathrooms (two en-suite), two reception rooms, a 30ft kitchen/dining area, and a shower/utility room with internal garage access. Situated on a popular turning near Broomfield Park, the property is close to local amenities, sought-after schools and transport links. A gated driveway and adaptable layout make it an ideal family home.

6 4 2 D

Council Tax Band: G







Directions

Viewings

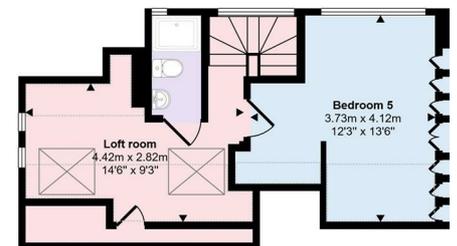
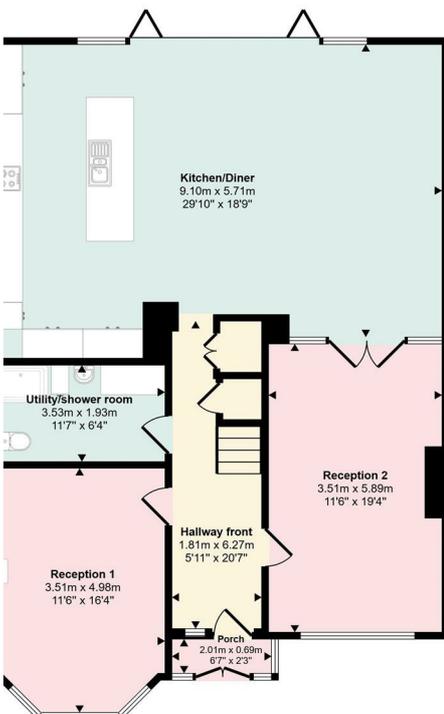
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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
211 sq m / 2273 sq ft



Ground Floor
Approx 115 sq m / 1234 sq ft

First Floor
Approx 62 sq m / 668 sq ft

Second Floor
Approx 34 sq m / 371 sq ft

Denotes head height below 1.5m

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.