

est 1979

Jeremy  
Leaf & Co.



|., 101 Nether Street, North Finchley, N12 7NP

£1,549,000

- Three Self-Contained Flats
- Flat 2: 3 Bedroom/2 Bathroom first floor flat
- Flat 3: 1 Bedroom, 1 Bathroom top floor flat
- Investment/Development Opportunity
- Let on Assured Shorthold Tenancy Agreements
- Flat 1: 3 Bedroom/2 Bathroom Garden Flat
- Freehold Property

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020 8446 4295

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# 101 Nether Street, North Finchley N12 7NP

**FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY!** A three-storey house converted into three self-contained flats (currently rented on ASTs - information available on request). Comprising: 3 bed/2 bath ground floor flat with garden (current rent £1900pcm), 3 bed/2 bath first floor flat (current rent £1850pcm) and 1 bed/bath second floor flat (current rent £1160). Virtual tours for each floor are available by clicking the link. NB: New leases can be created if flats are to be sold separately.



Council Tax Band: D





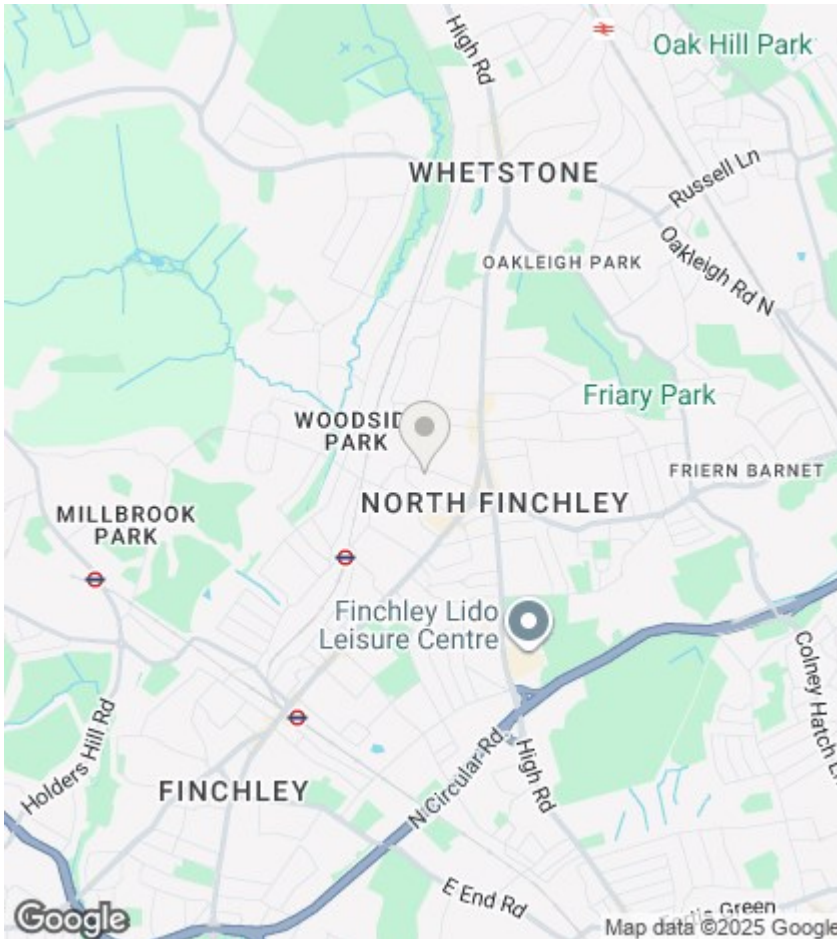
## EPCS

Copy and paste link into your browser for EPC information: Ground Floor: <https://find-energy-certificate.service.gov.uk/energy-certificate/2154-8072-0312-2036-2168> First Floor: <https://find-energy-certificate.service.gov.uk/energy-certificate/2095-2001-0174-7121-5814> Second Floor: <https://find-energy-certificate.service.gov.uk/energy-certificate/0457-2888-7053-9198-1385>

## Full Description

### FREEHOLD INVESTMENT/DEVELOPMENT

OPPORTUNITY! A three-storey house converted into three self-contained flats (currently rented on ASTs - information available on request). Comprising: 3 bed/2 bath ground floor flat with garden (current rent £1900pcm), 3 bed/2 bath first floor flat (current rent £1850pcm) and 1 bed/bath second floor flat (current rent £1160). Virtual tours for each floor are available by clicking the link. NB: New leases can be created if flats are to be sold separately.



## Directions

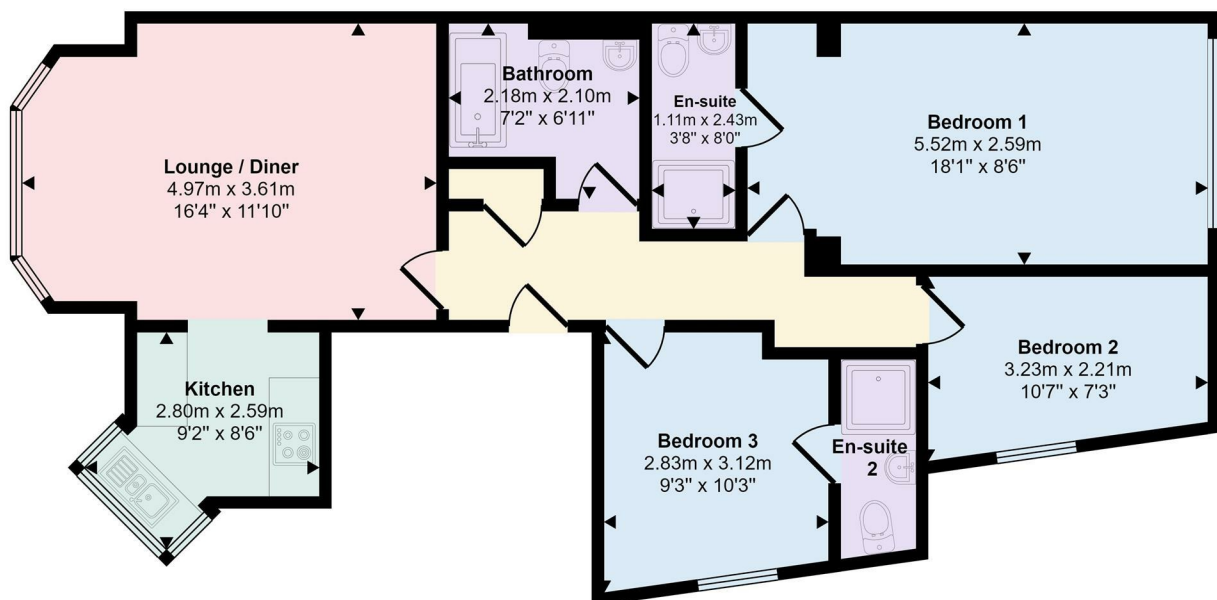
## Viewings

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  
69 sq m / 742 sq ft



## Floorplan

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.