

est 1979

Jeremy  
Leaf & Co.



Fredericks Place, London

£385,000

- Bathroom
- Close to Amenities
- Off-Street Parking
- Large Private South-Facing Garden
- Council Tax Band C
- Large Walk-in Closet
- Kitchen
- Share of Freehold
- Ground Floor
- One Bedroom

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

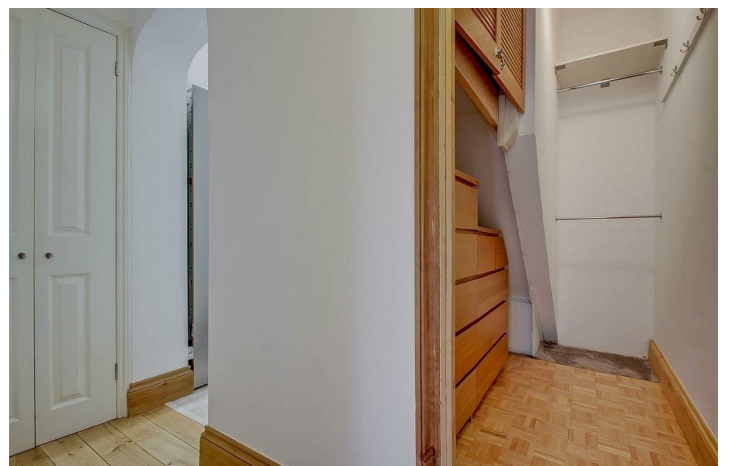
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# Fredericks Place, London, N12 8QE

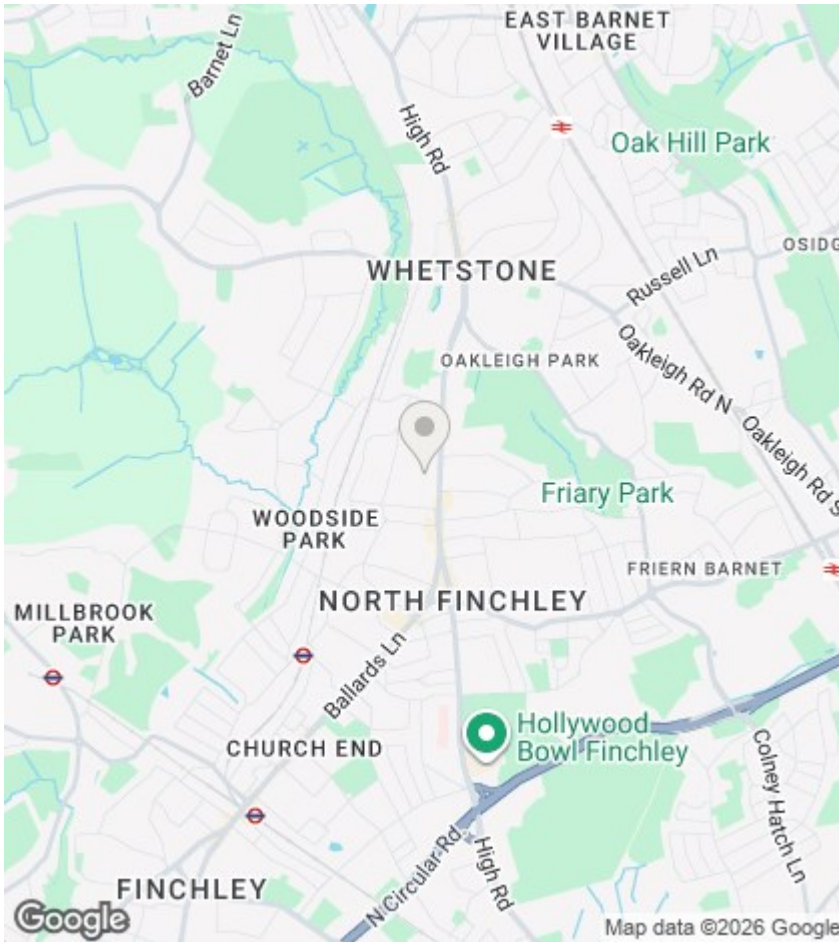
Nestled in a highly sought-after location, this elegant garden flat offers the perfect blend of classic charm and contemporary comfort. Boasting a spacious reception room, one generously proportioned bedroom and a large south-facing private garden, the property provides an exceptional living environment and is immaculately presented throughout. With a stylish interior, this home benefits from excellent transport links and proximity to local amenities, schools and leisure facilities.



Council Tax Band: C







## 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		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

