


est 1979

 **Jeremy  
Leaf & Co.**



## 35 Woodberry Grove, London, N12 0DN

Offers In Excess Of £900,000

- Four bedrooms
- Off Street parking
- Family Bathroom
- Secluded Garden
- 0.7 Miles to Tube Station
- Guest w.c.
- Large Kitchen/Diner
- Council Tax Band F
- Reception Room

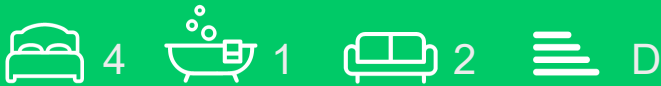
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<https://www.jeremyleaf.co.uk/>



# 35 Woodberry Grove, London N12 0DN

A well-presented four bedroom semi-detached Edwardian home located on this quiet residential turning. Benefits include front reception room, large kitchen/diner opening onto a large, secluded garden, guest WC, and off-street parking. The property has the potential to extend into the loft (STPP) and is well-situated for sought-after Moss Hall Primary and secondary schools, 0.7 miles to West Finchley tube station and Ballards Lane's shopping and amenities.

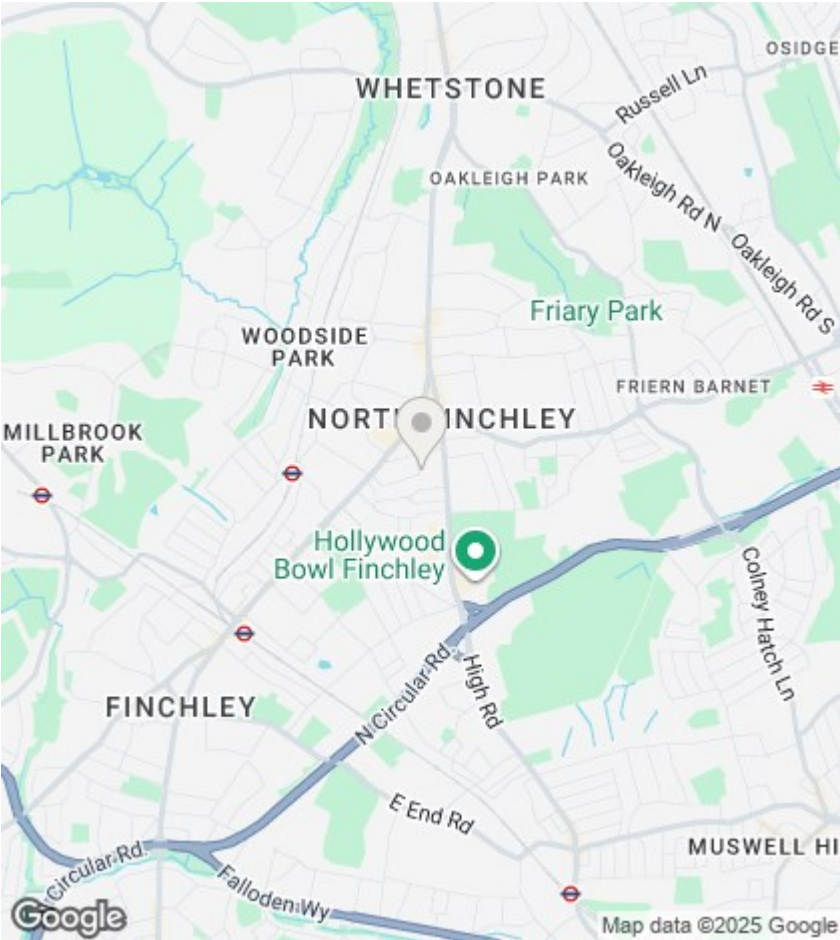


Council Tax Band: F



## Full Description

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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		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC