


est 1979

 **Jeremy  
Leaf & Co.**



Hoptree Close, London

£600,000

- Communal Garden
- 100m from Woodside Park Station
- Two En-Suite Bathrooms
- Lift Access
- Share of Freehold
- Balcony
- Two Double Bedrooms
- Undercroft Parking
- Kitchen /Diner
- Guest W.C.

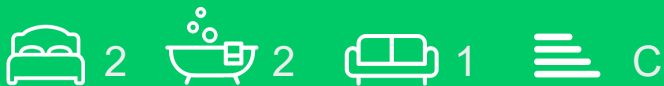
863 High Road, London, N12 8PT  
020 8446 4295

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

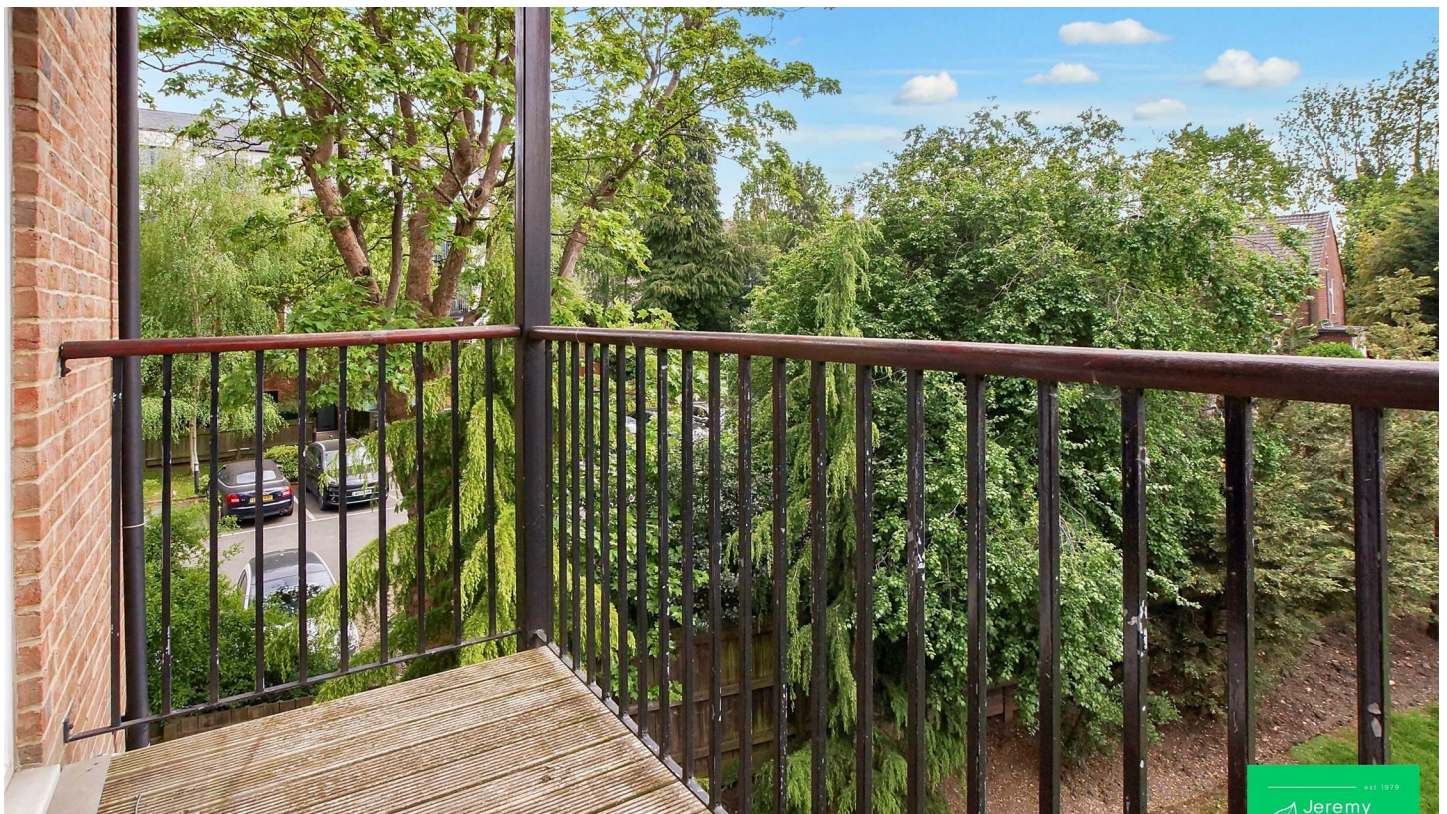


# Hoptree Close, London, N12 8LP

A well-presented and spacious (over 1000 sq ft) two double bedroom, second floor apartment in a secure gated development located less than 100 metres from Woodside Park tube station (Northern Line). The property benefits from en-suite bathrooms to both bedrooms plus an additional guest W.C, kitchen with breakfast area and large lounge with access to a balcony overlooking attractive communal gardens. In addition, this apartment has lift access and an underground parking space. Service Charge £3261.12 per annum. North Finchley's High Road and amenities are within walking distance and the property is offered chain free.

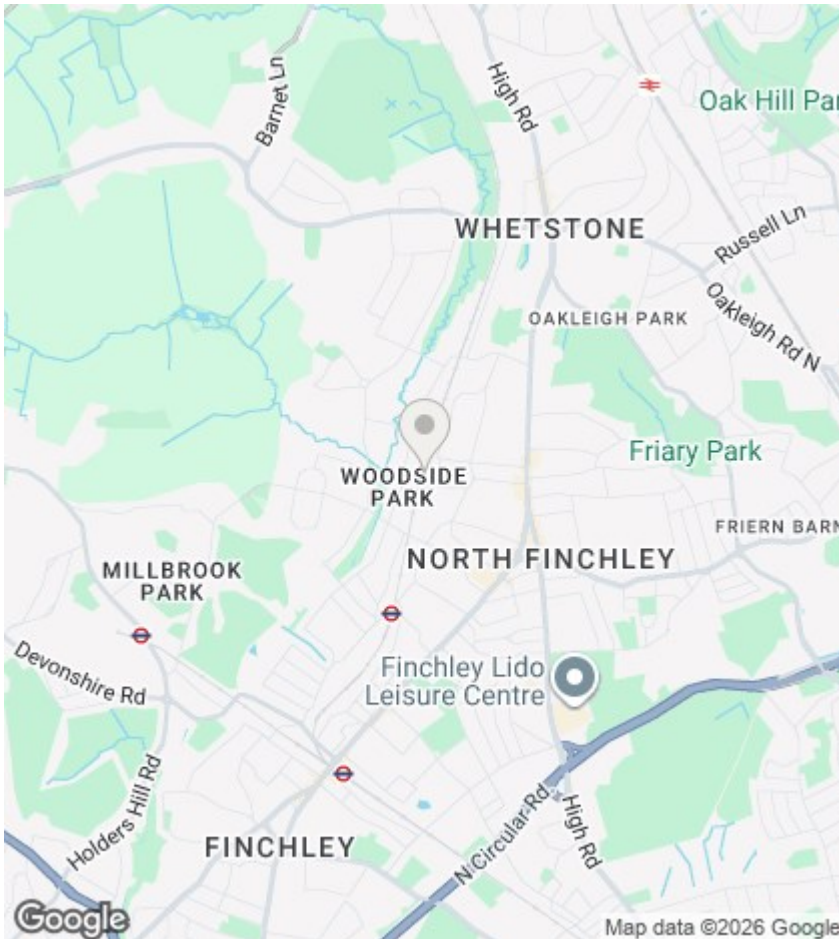


Council Tax Band: F









## Directions

## Viewings

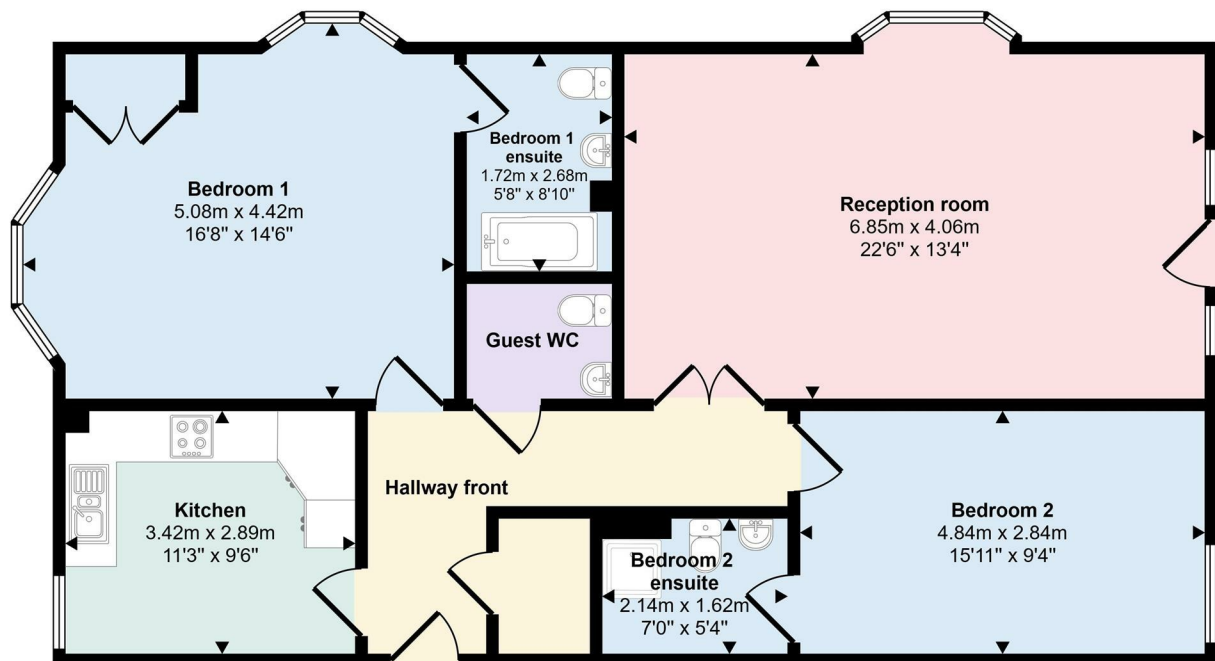
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(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

Approx Gross Internal Area  
97 sq m / 1045 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