


est 1979

 Jeremy  
Leaf & Co.



## 11 Sellers Hall Close, London, N3 1JL

£820,000

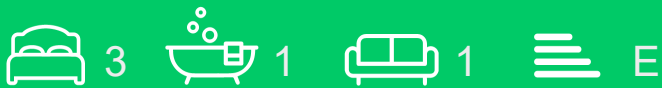
- Two interconnecting reception rooms
- Guest Cloakroom
- Chain Free
- Council Tax Band F
- Ballards Lane amenities and shops nearby
- Kitchen/Breakfast Room
- Garage Via Shared Drive
- Family Bathroom
- Three bedrooms
- 0.5 miles to Finchley Central station

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# 11 Sellers Hall Close, London N3 1JL

A three-bedroom property in a quiet cul-de-sac offering excellent scope for extension (subject to the necessary consents). The ground floor comprises two interconnecting reception rooms, a kitchen/breakfast room, guest cloakroom, and access to a lawned garden with patio. On the first floor there are three bedrooms and a family bathroom. The property also benefits from a garage approached via a shared drive, a good-size front garden, and a 70ft rear garden. Council Tax Band F. Chain free.

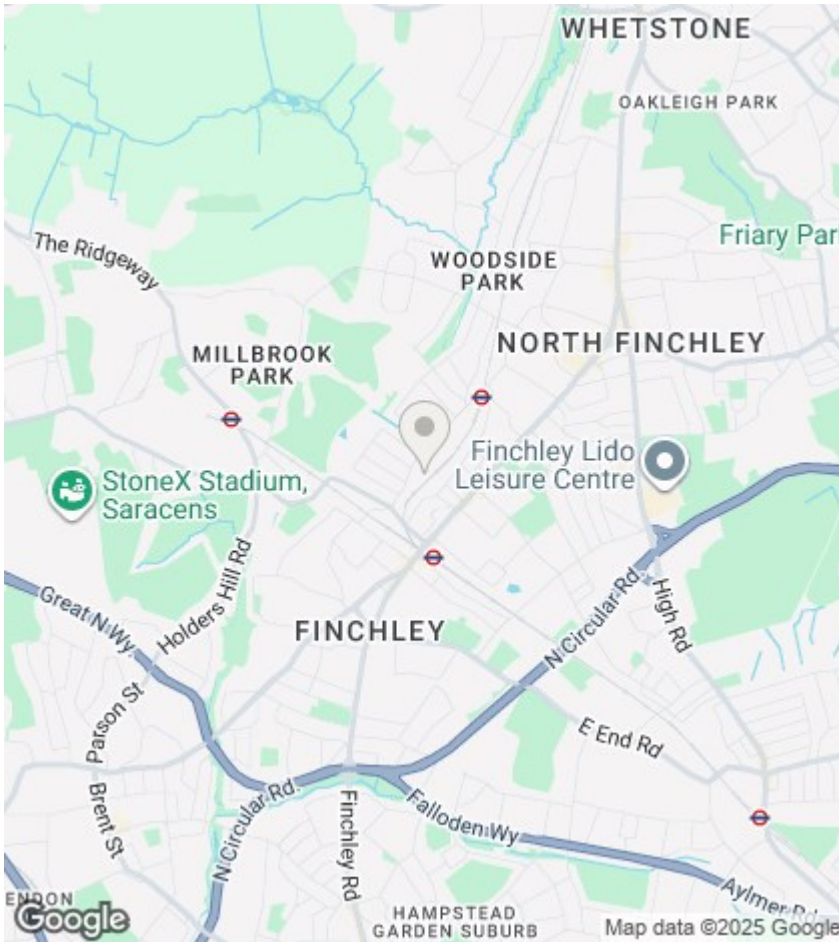


Council Tax Band: F



## Full Description

A three-bedroom property in a quiet cul-de-sac offering excellent scope for extension (subject to the necessary consents). The ground floor comprises two interconnecting reception rooms, a kitchen/breakfast room, guest cloakroom, and access to a lawned garden with patio. On the first floor there are three bedrooms and a family bathroom. The property also benefits from a garage approached via a shared drive, a good-size front garden, and a 70ft rear garden. Council Tax Band F. Chain free.



## Directions

## Viewings

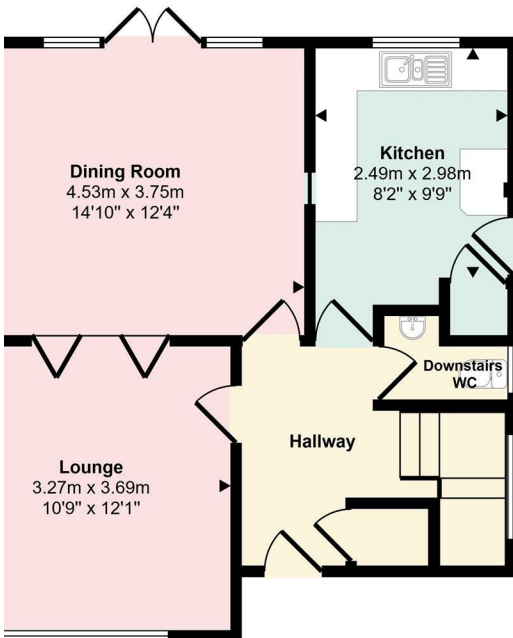
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

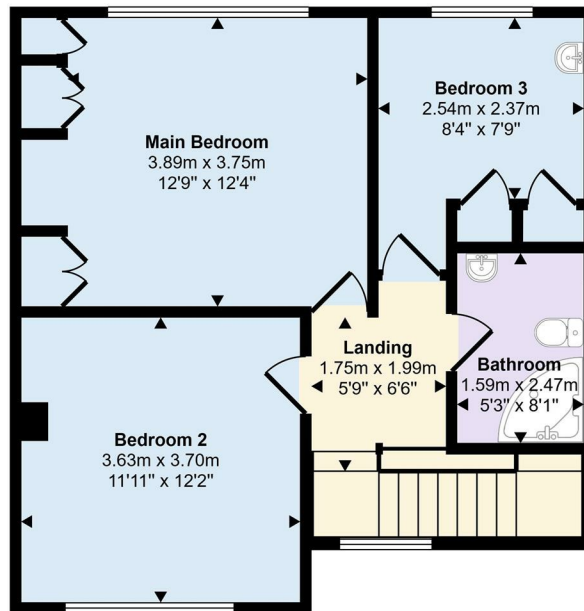
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

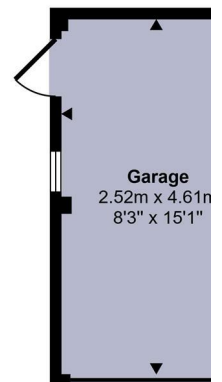
Approx Gross Internal Area  
115 sq m / 1241 sq ft



Ground Floor  
52 sq m / 555 sq ft



First Floor  
Approx 52 sq m / 561 sq ft



Garage  
Approx 12 sq m / 125

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.