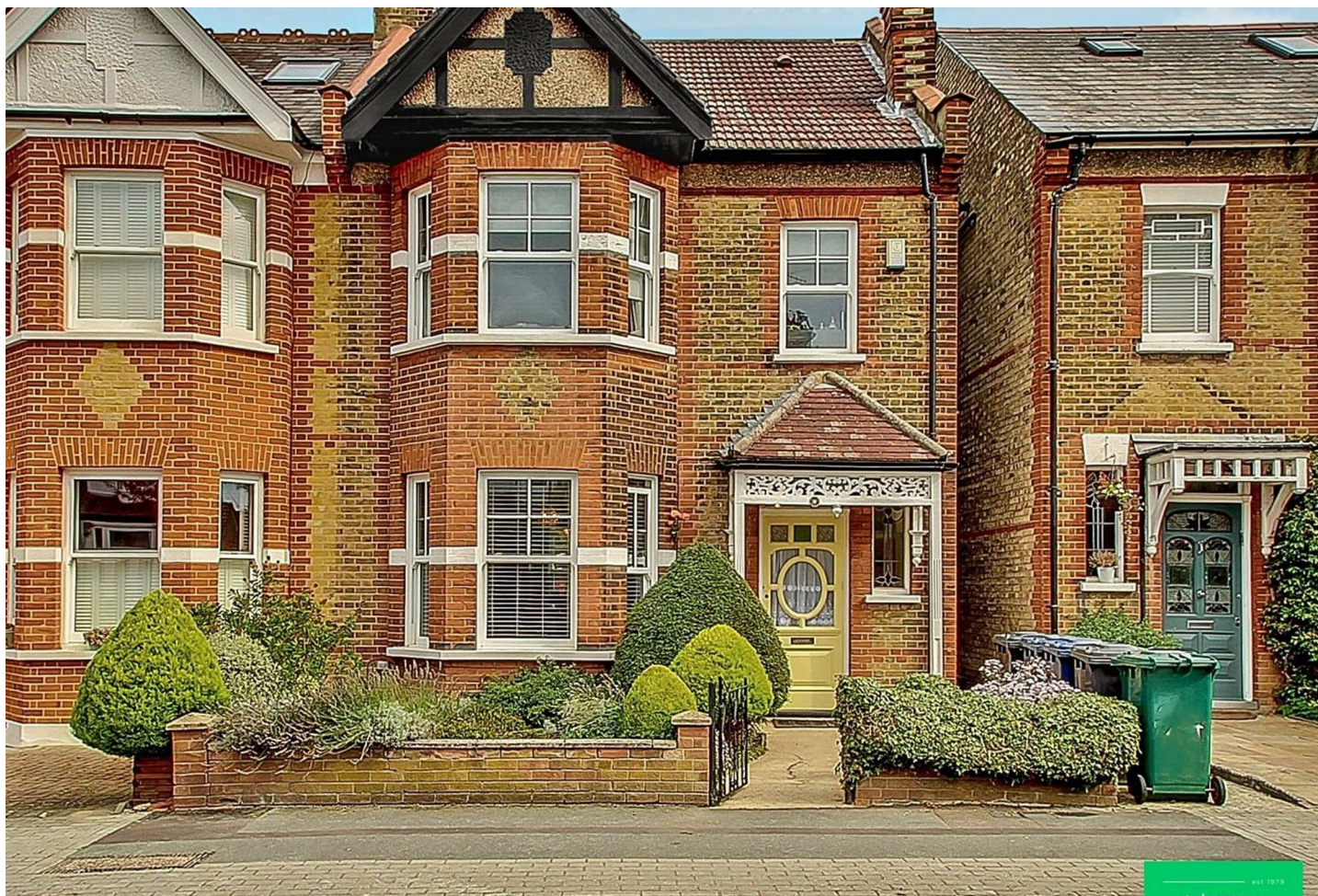


est 1979

Jeremy  
Leaf & Co.



26 Ashurst Road, London, N12 9AX

£475,000

- Patio to Garden
- Study Area
- One Bathroom
- Council Tax Band C
- Own Front Garden
- Period Features Throughout
- Share of Freehold
- 100m to Friern Barnet town Centre
- Reception Room
- Kitchen/Diner

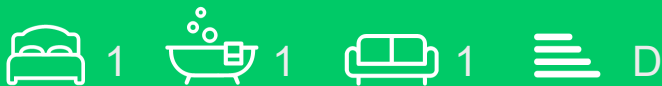
863 High Road, London, N12 8PT  
020 8446 4295

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

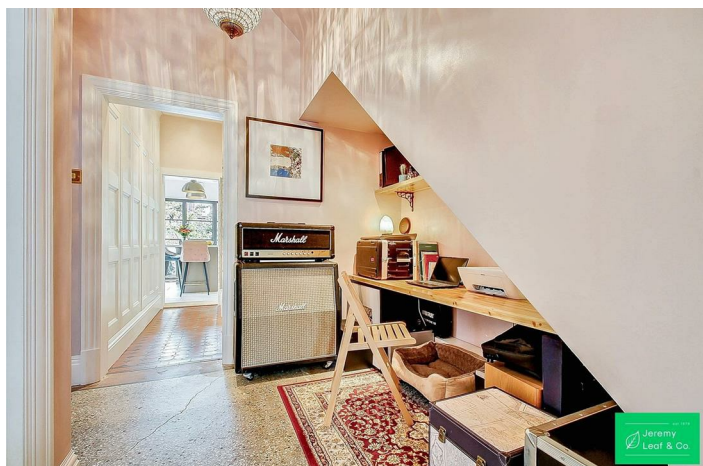


# 26 Ashurst Road, London N12 9AX

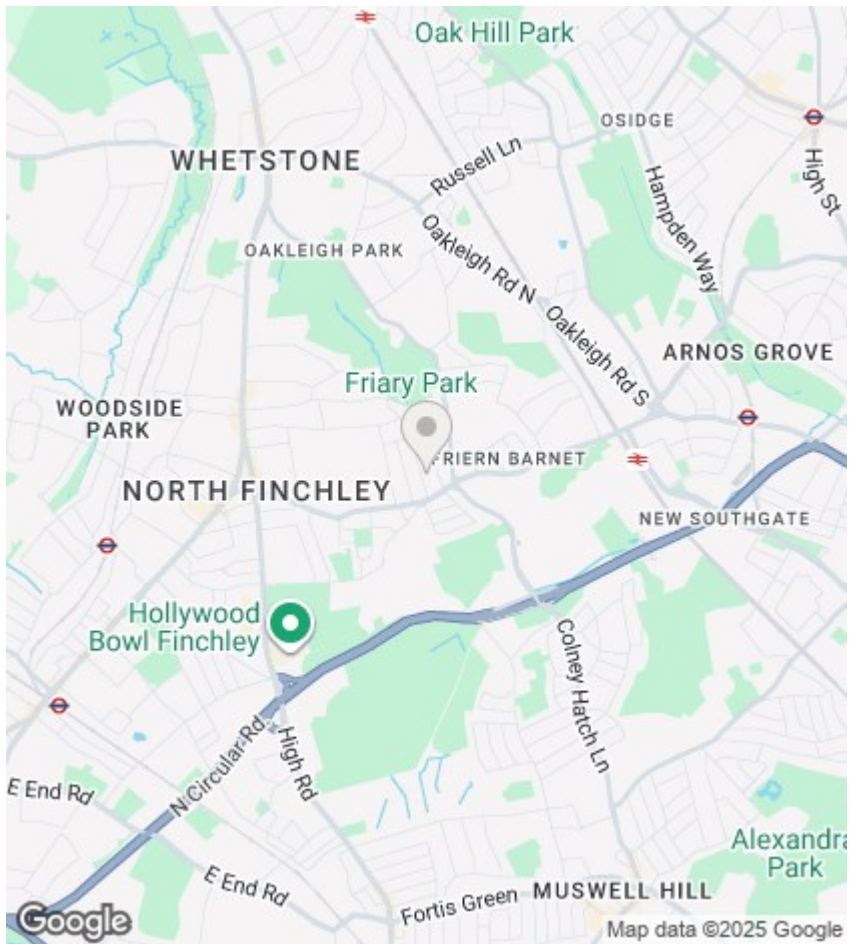
We are delighted to present this one-bedroom garden flat, showcasing many original period features and finished with thoughtful attention to detail. Custom-designed to blend modern comfort with the charm of its Victorian heritage, the property further benefits from a secluded patio and garden, share of freehold and a long lease (988 years). No service charges or ground rent applicable. Situated on a quiet residential road within easy reach of Friern Barnet's town centre and local transport connections to Arnos Grove and New Southgate Stations, viewing is highly recommended.



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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      | 76                      |
| (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 |

