

est 1979

Jeremy  
Leaf & Co.



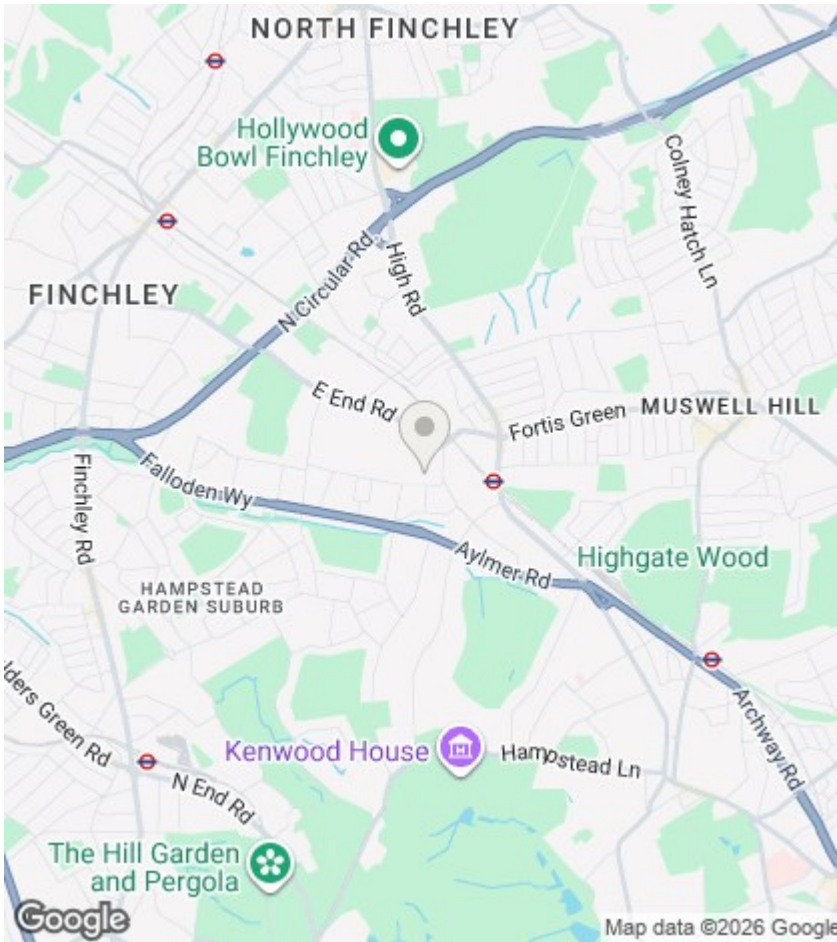
## Abbots Gardens, London, N2 0JG

£1,850,000

- Self Contained Annex
- Garden
- Gas Central Heating
- Three Bathrooms
- Four Further Double Bedrooms
- Wine Cellar
- Chain Free
- Off Street Parking

98 High Road, London, N2 9EB  
020 8444 5222

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



## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

Council Tax Band:

G

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                                   |  | 67                      | 75        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
169 sq m / 1820 sq ft



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.