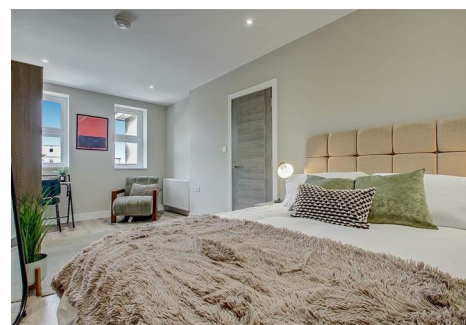


est 1979

Jeremy  
Leaf & Co.



## Flat 3, 82 Beaconsfield Road, London, N11 3AE

£350,000

- 10 year structural warranty
- Integrated Bosch appliances
- Last 3 apartments remaining
- Parking available
- German-built kitchens with Quartz work tops
- Communal garden
- 600 metres from New Southgate station
- Share of freehold
- Individual storage units
- Private garden

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

[newhomes@jeremyleaf.co.uk](mailto:newhomes@jeremyleaf.co.uk)  
<https://www.jeremyleaf.co.uk/>



# 82 Beaconsfield Road, London N11 3AE

\*Last 3 apartments remaining\* A beautiful spacious first floor 1 bedroom apartment in a brand new high specification development of just 5 apartments.

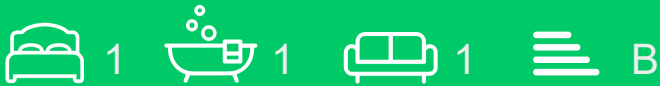
The property is located adjacent to Bethune Park, New Southgate Thameslink mainline station is only approx. 600 metres (0.4 mile) away and Arnos Grove (Piccadilly Line) Underground Station is also only 0.8 miles away providing direct access to Central London including Kings Cross St Pancras and Moorgate.

Friem Barnet hosts several local grocery shops, cafes, and convenience stores. Nuffield Health gym is about 0.5 miles away and there are a number of good local schools nearby. The North Circular road (A406) is also only 0.5 mile from the property providing easy access to the M1 and M25 motorways.

Two off street parking spaces are available at £15,000 each.

Features include:

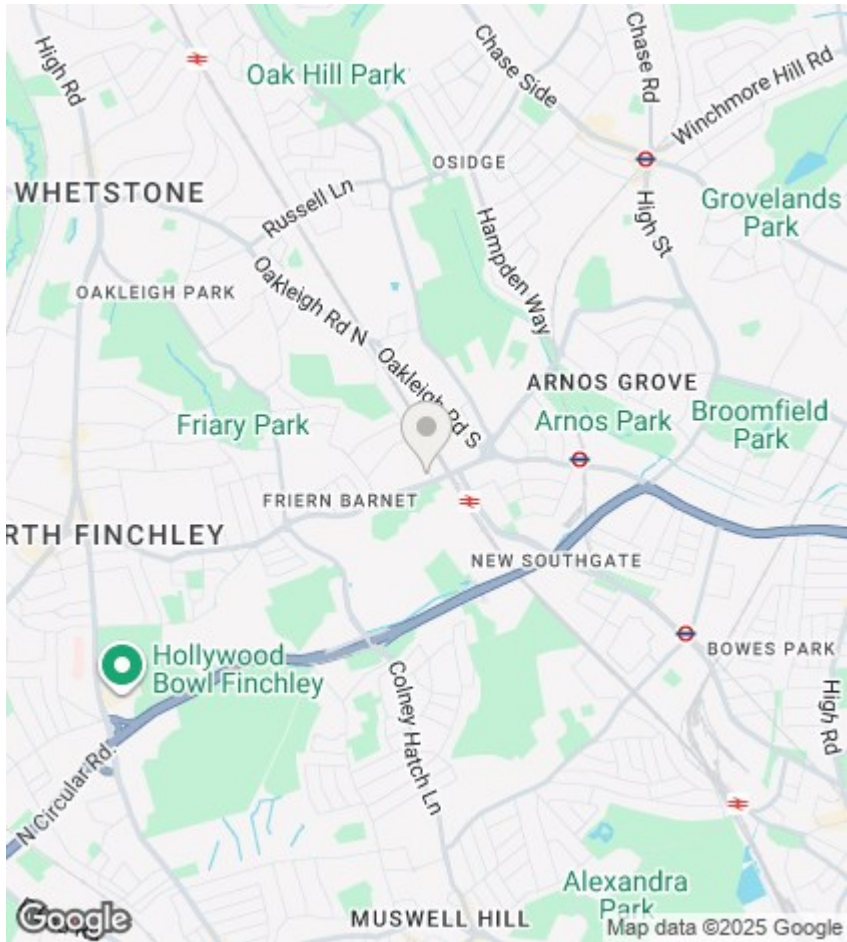
- German-built kitchens with Quartz work tops



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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	

