


est 1979

 **Jeremy  
Leaf & Co.**



## Flat 4, 82 Beaconsfield Road, London, N11 3AE

£450,000

- 10 year structural warranty
- Communal garden
- Share of freehold
- German-built kitchens with Quartz work tops
- Integrated Bosch appliances
- Parking available
- 600 metres from New Southgate station
- External storage unit

# 82 Beaconsfield Road, London N11 3AE

\*Last 2 apartments remaining\* A spacious two-bedroom apartment which occupies the entire top floor in a brand new high specification development of just 5 apartments.

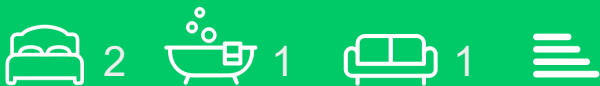
The property is located adjacent to Bethune Park, New Southgate Thameslink mainline station is only approx. 600 metres (0.4 mile) away and Arnos Grove (Piccadilly Line) Underground Station is also only 0.8 miles away providing direct access to Central London including Kings Cross St Pancras and Moorgate.

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.

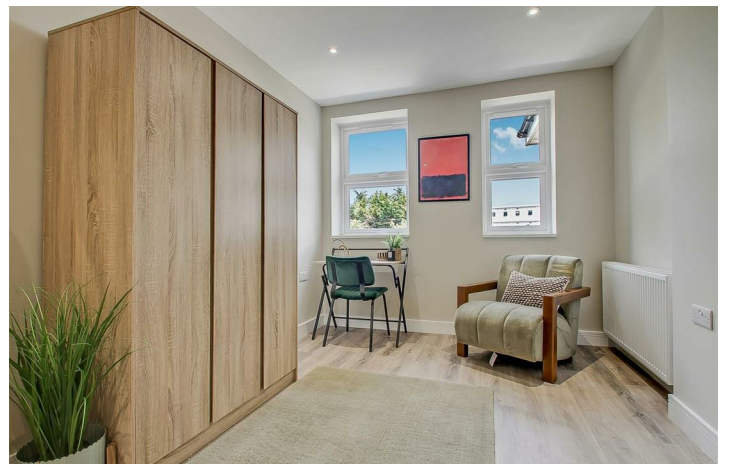
Two off street parking spaces are available at £15,000 each.

Features include:

- German-built Kitchens with Quartz work tops



Council Tax Band: New Build







### Directions

### Viewings

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

### EPC Rating:

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>		
(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	

