

Holdenhurst Avenue, London, N12

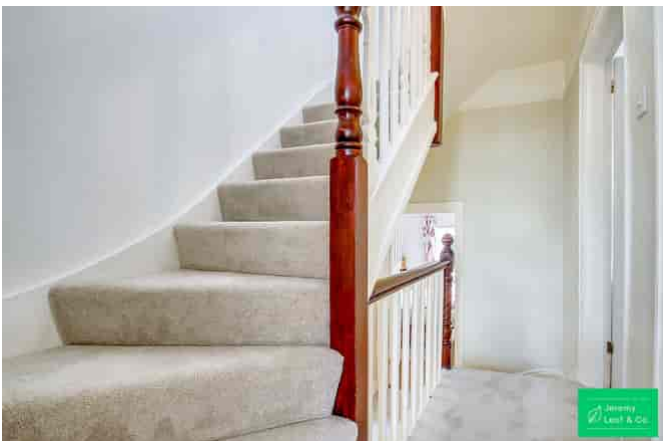
£1,250,000

We are pleased to present this five-bedroom, three-bathroom semi-detached family home set over 2,200 sq ft, retaining a range of original features alongside thoughtful refurbishment. Positioned on a pleasant residential turning, the property offers a generous south-facing garden with hardwood decking, driveway, and storage, and enjoys proximity to the green spaces and leisure facilities of Victoria Park. The property is conveniently situated 0.6 miles from West Finchley (Northern Line) station, 0.2 miles from the shops and amenities of Ballards Lane, and within easy reach of sought-after primary and secondary schools. Viewing is encouraged to appreciate both the character of the property and its setting.



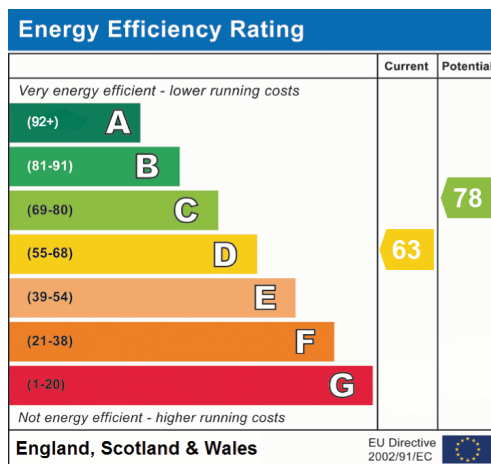
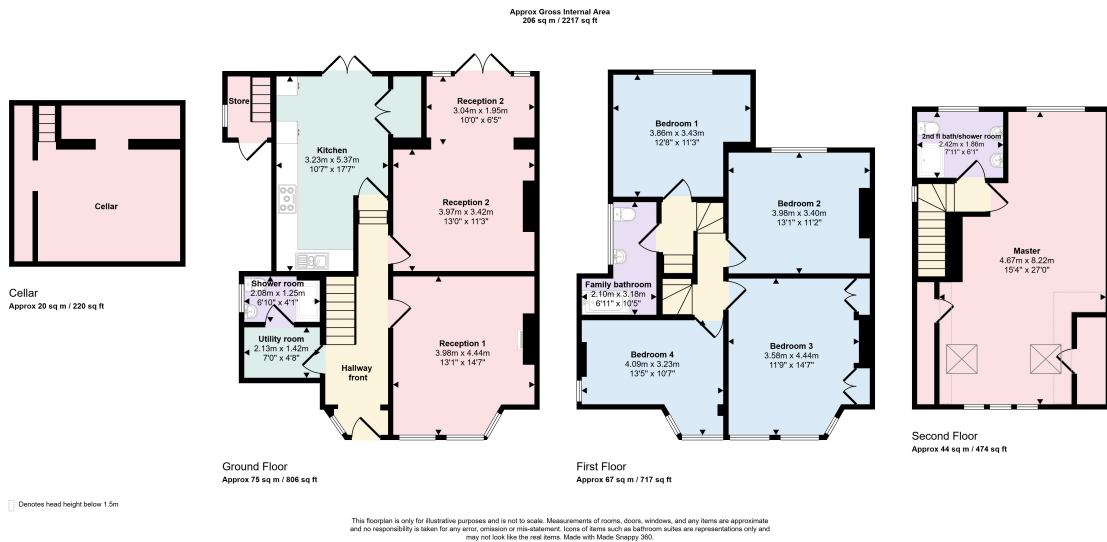
- Over 2,200 sq ft
- Three Bathrooms (One En-suite)
- Kitchen /Diner
- Off street Parking
- Cellar
- Storage Areas
- Five Bedrooms
- Two Reception Rooms
- Utility Room
- Hardwood decking to garden
- 0.6 miles to West Finchley tube station











When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

1. Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute any part of an offer or a contract.
3. All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
4. None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
5. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
6. Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.
7. No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.
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