

High Road, LONDON, N20

£2,150,000

INVESTMENT OPPORTUNITY! A converted semi-detached property comprising 2 x 2-bedroom and 2 x 1-bedroom apartments, all currently let on ASTs. It is sold with the potential to reconfigure the current layout of flats or restore the property to a singular family home (subject to the necessary consents). Conveniently located for sought-after schools, local shopping and transport amenities and within 0.7 miles of Woodside Park and Totteridge & Whetstone tube stations.



- 2 x 1 Bedroom Apartments
- Six Bedrooms
- Communal Gardens
- Council Tax C and D

- 2 x 2 Bedroom Apartments
- Off-Street Parking
- Within 0.7 Miles of Tube Stations























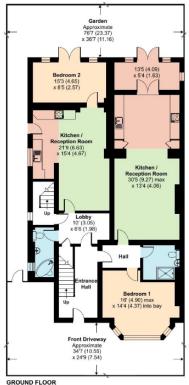




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Approximate Area = 3419 sq ft / 317.6 sq m Limited Use Area(s) = 102 sq ft / 9.5 sq m Total = 3521 sq ft / 327.1 sq m

For identification only - Not to scale





Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91) B	81	81
(69-80)	U	01
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

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.

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- 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 coâ@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.
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