



# Eden House, High Road, LONDON , N20

- 2 x 1 Bedroom Apartments
- 2 x 2 Bedroom Apartments
- Six Bedrooms
- Off-Street Parking
- Communal Gardens
- Within 0.7 Miles of Tube Stations
- Council Tax C and D



## PROPERTY DESCRIPTION

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**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.



ROOM DESCRIPTIONS



# FLOORPLAN & EPC



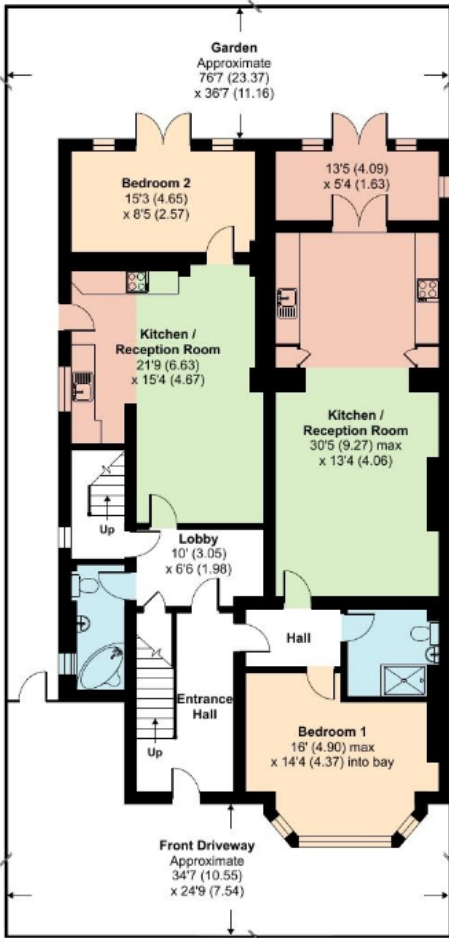
## High Road, London, N20

Approximate Area = 3419 sq ft / 317.6 sq m

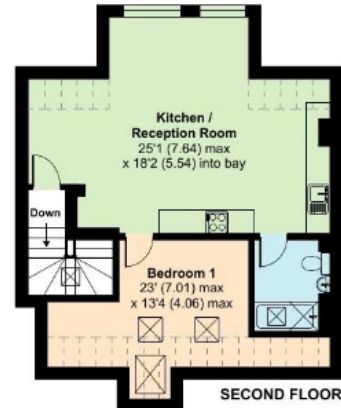
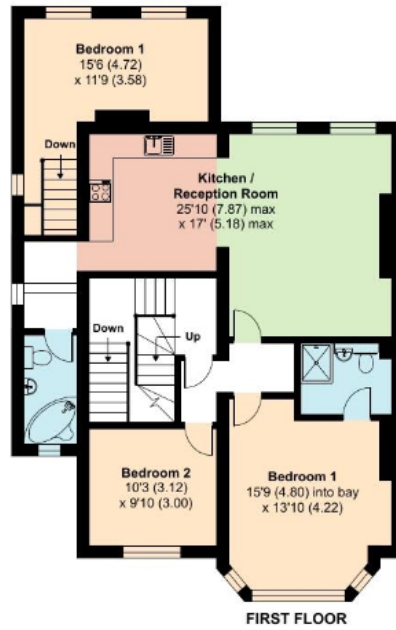
Limited Use Area(s) = 102 sq ft / 9.5 sq m

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</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, Scotland & Wales		EU Directive 2002/91/EC	

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