Jeremy Leaf & Co.

Goldsmith Road, London, N11 3JP

O.I.E.O £700,000

Set over 1,500 sq. feet, this three bedroomed semi-detached family home requires updating and offers potential to extend (STPP). The property is situated in a popular residential turning 0.5 miles from New Southgate (mainline station) and 1.0 mile from Arnos Grove (Piccadilly Line) underground, and is conveniently located for the Wren Academy and other sought-after primary and secondary schools. The property is offered chain free and viewing is recommended.



- Three Bedrooms
- Dining Room
- · Guest W.C.
- Conservatory

- Two Reception Rooms
- Kitchen
- Garden
- · Council Tax Band E



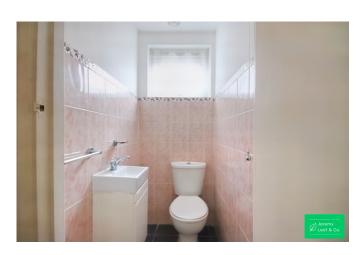
















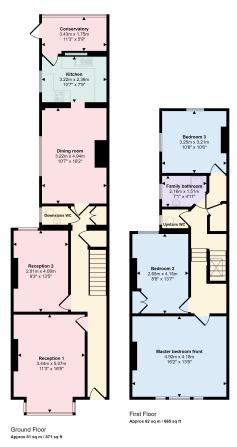




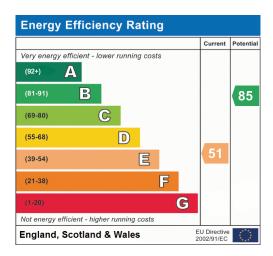




Approx Gross Internal Area 143 sq m / 1536 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-adstantent. Loors of flams such as baltmorn suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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