

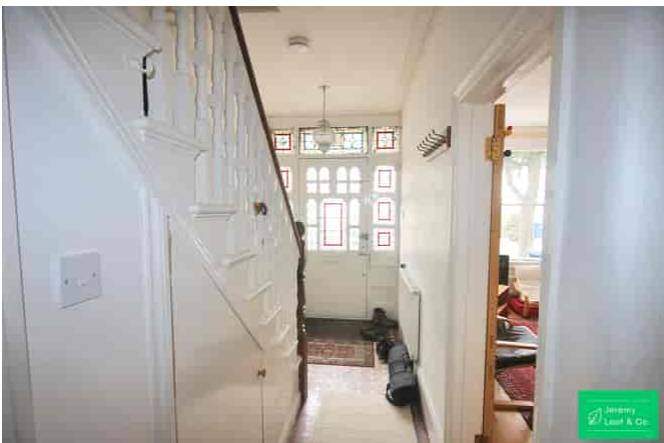
Derby Avenue, LONDON, N12

£850,000

A four bedroom, two bathroom terraced family home benefitting from three double bedrooms and one single bedroom, a spacious and modern fully-fitted kitchen, downstairs cloakroom and south-facing private garden. Conveniently located for North Finchley's shopping and transport amenities and within 0.6 miles of Woodside Park tube station. Council Tax Band - E.



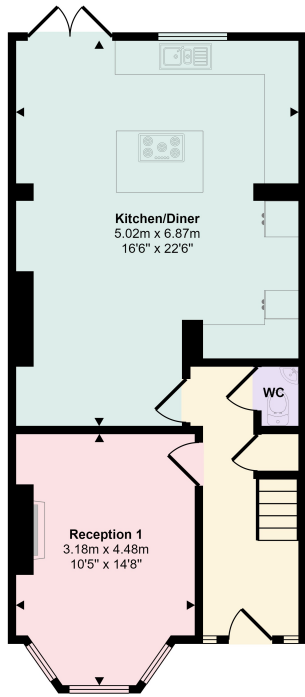
- 3 double bedrooms
- Fully fitted kitchen
- En-suite
- Reception Room
- 0.6 miles to Woodside Park tube station
- 1 Single Bedroom / Study
- South facing garden
- Downstairs Guest W/C
- Council Tax Band - E



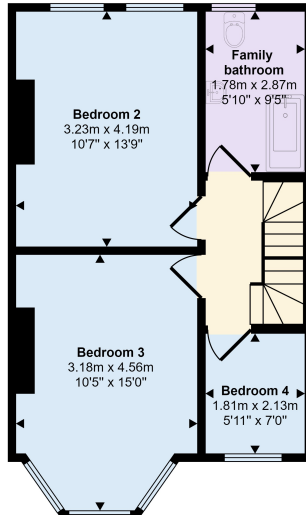




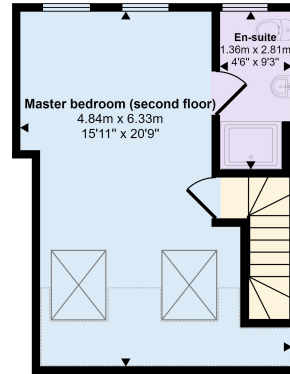
Approx Gross Internal Area
128 sq m / 1375 sq ft



Ground Floor
Approx 55 sq m / 596 sq ft



First Floor
Approx 43 sq m / 458 sq ft



Second Floor
Approx 30 sq m / 321 sq ft

Denotes head height below 1.5m

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-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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