

Nursery Road, London, N2

£520,000

We offer is this rarely available spacious four bedroom ex-local authority house located just off East Finchley High Road. Requiring modernisation, the property offers excellent potential, and benefits from good size lounge/ dining room, large kitchen breakfast room, guest WC, residents parking, front and rear gardens. Offered chain free.



- Spacious Lounge
- 2 x Downstairs Guest W/C
- Service Charge £190 Per Month
- Front and Rear Gardens

- 4 Bedrooms
- Chain Free
- Gas Included Within Service Charge
- EPC Rating C











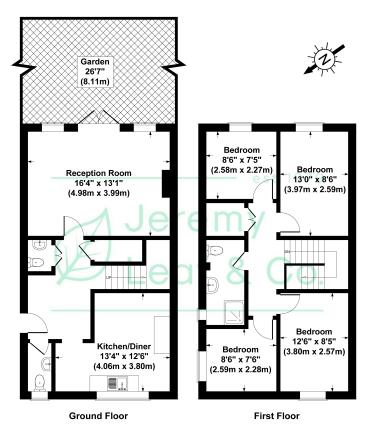




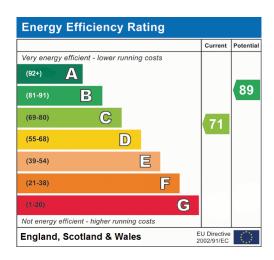








Nursery Road, London, N2 Gross Internal Area 1152 sq ft / 107 sq metres Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.



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 coâ@ioperation 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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