

est 1979

Jeremy  
Leaf & Co.



Fredericks Place, London

£370,000

- Bathroom
- Close to Amenities
- Off-Street Parking
- Large Private South-Facing Garden
- Council Tax Band C
- Large Walk-in Closet
- Kitchen
- Share of Freehold
- Ground Floor
- One Bedroom

863 High Road, London, N12 8PT  
020 8446 4295

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# Fredericks Place, London, N12 8QE

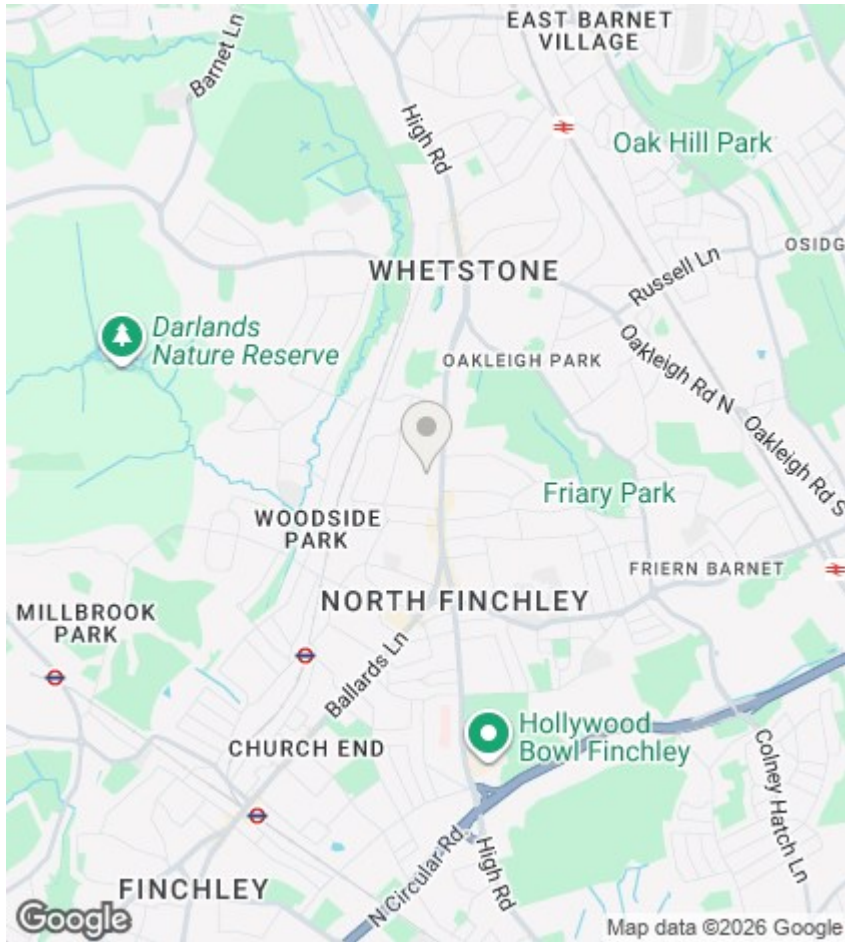
Nestled in a highly sought-after location, this elegant garden flat offers the perfect blend of classic charm and contemporary comfort. Boasting a spacious reception room, one generously proportioned bedroom and a large south-facing private garden, the property provides an exceptional living environment and is immaculately presented throughout. With a stylish interior, this home benefits from excellent transport links and proximity to local amenities, schools and leisure facilities. No service charge.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      | 75                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

