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 **Jeremy
Leaf & Co.**



Grasvenor Avenue, Barnet, EN5

£850,000

- Planning permission (25/1320/FUL) for new adjoining 3-bedroom house
- Quiet secluded residential road
- 0.7 miles from High Barnet Northern Line Underground Station
- Close to a wide range of local amenities

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

land@jeremyleaf.co.uk
<https://www.jeremyleaf.co.uk/>

Grasvenor Avenue, Barnet, EN5 2BY

Freehold semi-detached 3-bedroom house located on a quiet secluded residential road with planning permission (25/1320/FUL) for the erection of a new adjoining two storey 3-bedroom house and both a roof and single storey ground floor rear extension to the existing house. We are awaiting confirmation from the vendors regarding any potential CIL and S106.

The property is approximately 0.7 miles from High Barnet Northern Line Underground Station and local bus routes are nearby providing great connectivity.

A wide range of local amenities are also within close proximity, including Everyman Cinema, Tesco Express, M&S Food Hall, independent cafés, restaurants and traditional pubs.

The property overlooks Barnet playing fields and is less than 150m from Dollis Valley Greenwalk, Dollis Brook and Brook Farm open space.

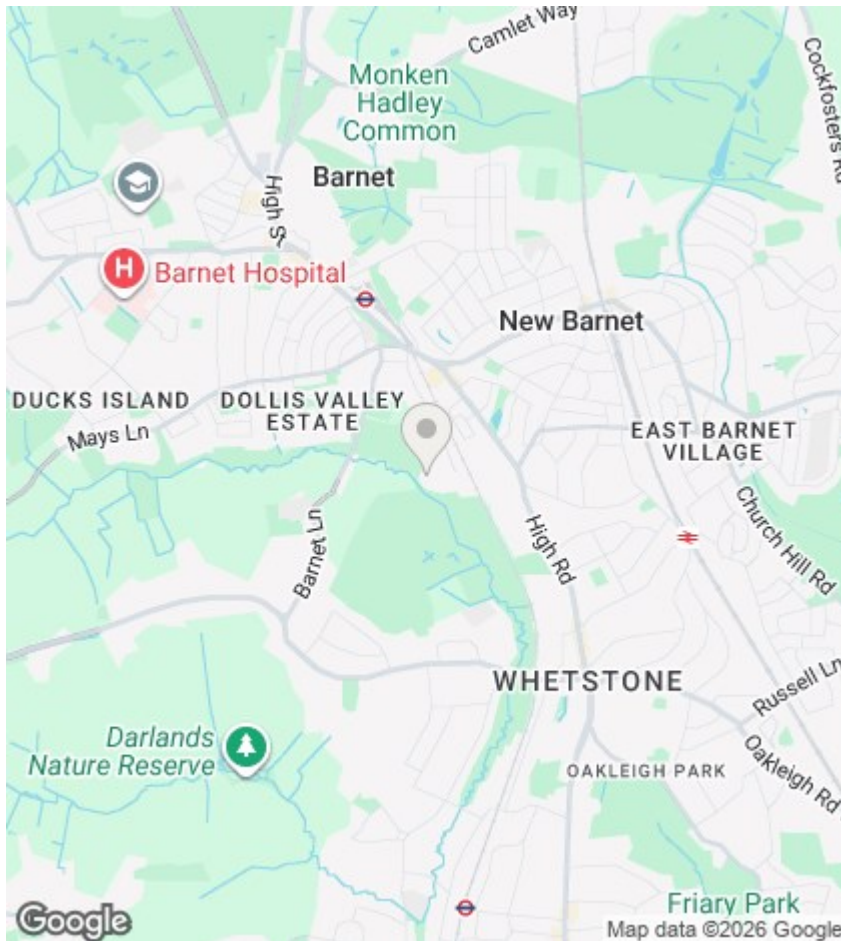
Viewings strictly by appointment only please contact Jeremy Leaf & Co for more information.



Council Tax Band: E







Directions

Viewings

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

EPC Rating:

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor Area 453 sq ft – 42 sq m
First Floor Area 441 sq ft – 41 sq m
Garage Area 288 sq ft – 27 sq m

