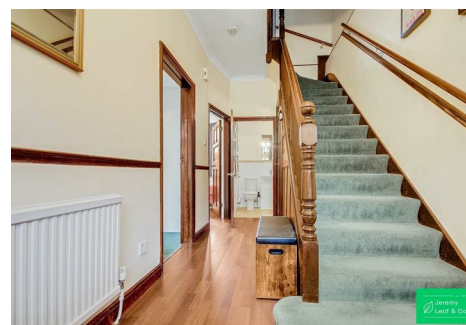


est 1979

Jeremy
Leaf & Co.



Leicester Road, London

Offers Over £1,150,000

- 3 Bedroom Property
- 2 Bathrooms
- Close to Shops, Restaurants and Schools of East Finchley
- 2 Reception Rooms
- Rare, Large Size Basement
- Viewings Are Highly Recommended!

98 High Road, London, N2 9EB
020 8444 5222

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

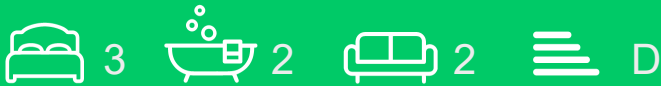
Leicester Road, London, N2 9EA

Situated on the highly desirable Leicester Road - one of East Finchley's premier "County Roads"-this bright and airy three-bedroom semi-detached 1930s period house offers the perfect setting for family life. Combining timeless architectural character with functional modern living, the property features high ceilings and large windows throughout that maximize abundant natural light.

The ground floor boasts substantial entertaining space with a practical, welcoming layout designed for seamless flow. It features two separate, generous reception rooms, ideal for formal hosting, quiet family evenings, or a dedicated home office. The separate eat-in kitchen acts as a fantastic culinary and social hub, offering direct access out to a lovely, north-facing private rear garden perfect for relaxation. A guest bathroom is also thoughtfully located on this floor for everyday convenience.

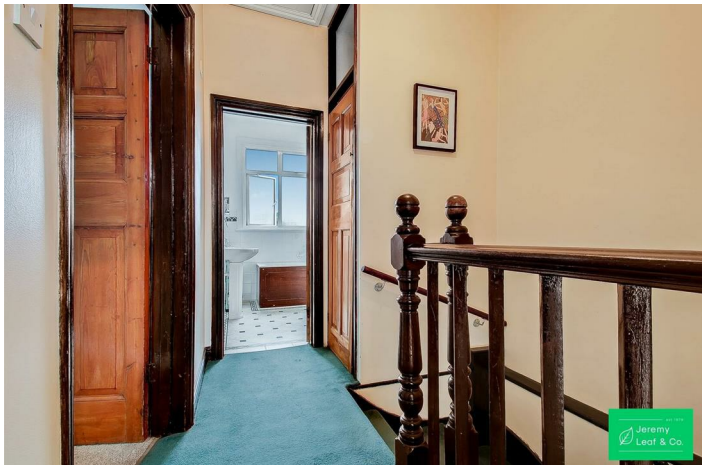
A standout feature of this property is its uniquely large basement cellar; this expansive lower-ground space is a highly rare and coveted asset for properties on Leicester Road, providing incredible added value with exceptional secure storage or exciting potential to be reimagined as a bespoke home gym, cinema room, or children's playroom.

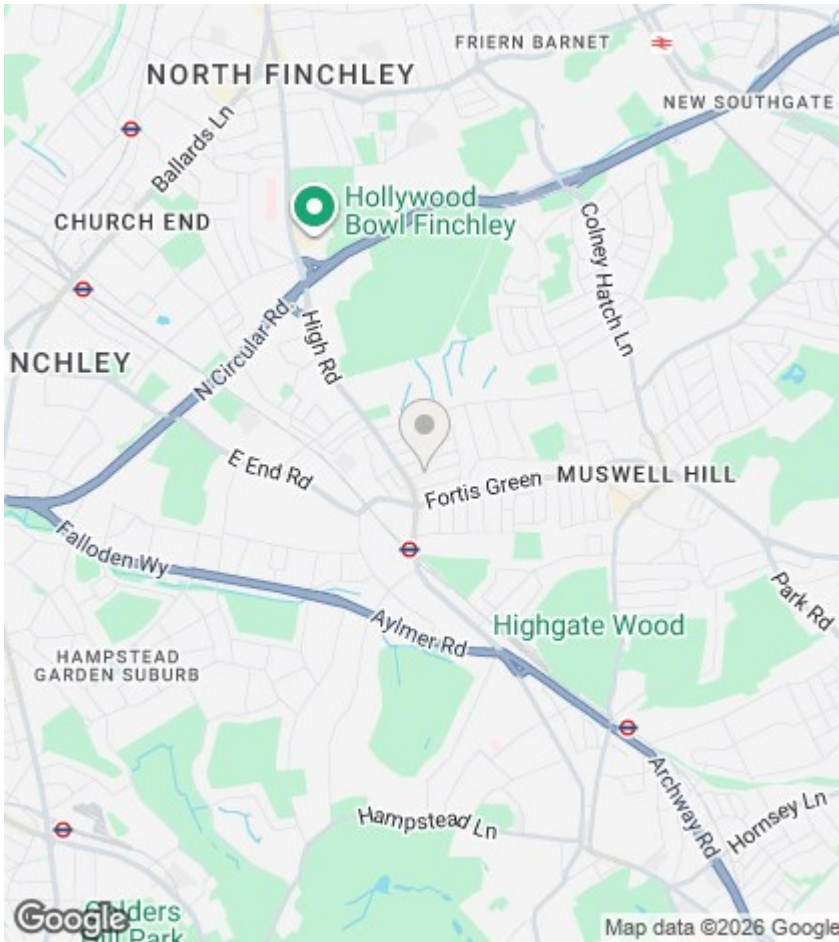
Moving upstairs, the first floor comprises three beautifully proportioned, bright bedrooms offering peaceful retreats for families of all sizes, serviced by a large, well-appointed family bathroom.



Council Tax Band: E







Directions

Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

