

## 34 DERBY AVENUE

LONDON, N12 8DD

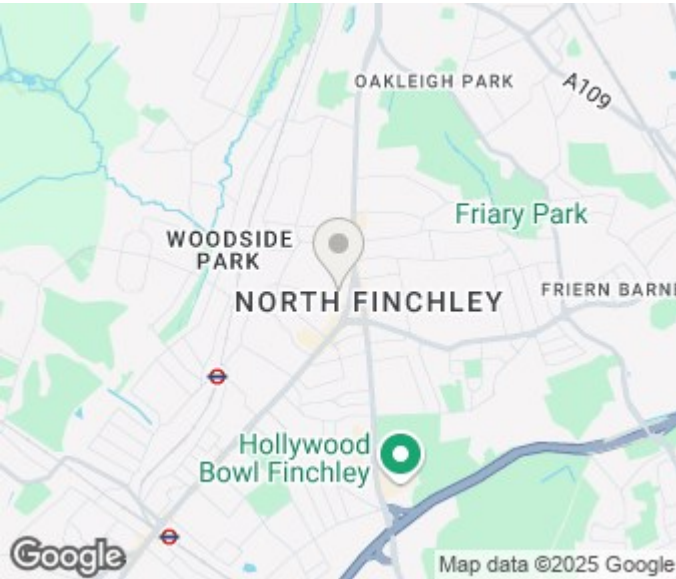
£2,650

A newly refurbished and immaculately presented three bedroom mid terrace house situated in a popular and sought after residential location within close proximity of both Woodside Park and West Finchley (northern line) tube stations, a good selection of schools and very close to a selection of supermarkets including Aldi, Tesco, Waitrose and Sainsburys ,the local shops, local transport, restaurants, pubs and cafes.

Other benefits include a newly fitted modern kitchen leading to a breakfast room, two separate reception rooms, a newly fitted bathroom/wc with electric shower, fully double glazed, wood laminate flooring , gas central heating, a private rear garden, residents parking subject to obtaining a permit from the Council and a current energy efficiency rating of C.

The property is available on an unfurnished basis from 3rd July, 2025

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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