

# Sean Heaney

HOMES & PROPERTY



**Friern Barnet Lane**  
Whetstone, London, N20 0YD  
Guide Price £150,000



# Friern Barnet Lane

Whetstone, London, N20 0YD

70% Shared Ownership Model | Minimum Age: 55

ONE-BEDROOM RETIREMENT FLAT located on the GROUND FLOOR of a purpose-built development, ideally positioned at the front of the block, allowing for plenty of natural light, with its OWN PRIVATE ENTRANCE from the grounds.

The accommodation is well-planned and designed for comfort, ease, and security, with access to communal facilities including a RESIDENT'S LOUNGE and beautiful gardens. There is a HOUSE WARDEN ON-SITE, and 24-hour monitored emergency call system provides peace of mind, with ample pull-cords installed.

Conveniently located within a mile of WHETSTONE'S MAIN HIGH STREET, with its array of restaurants, cafes, shopping and transport facilities, the residence offers both independence and community living.

Set back from the road and positioned in a peaceful living environment, the property offers; ONE DOUBLE BEDROOM, bright reception room, with PATIO DOORS TO GARDEN, fitted kitchen, bathroom, laundry room, resident's lounge, communal gardens and PARKING.

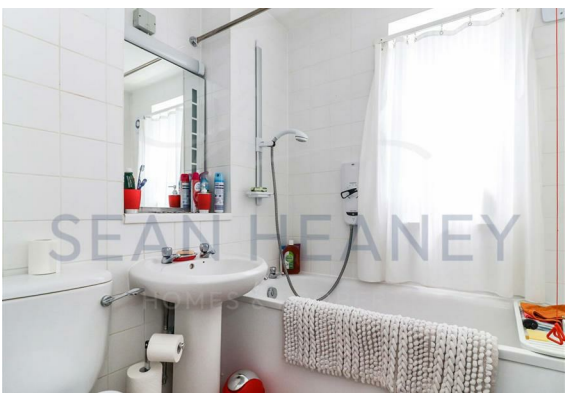
The development benefits from on-site parking, lift access and is available under the Affordable Home Ownership Scheme. Potential buyers must be approved and a payment discount is assigned, whereby 70% of the full market value is payable and the remaining 30% is retained, to provide an affordable living product. The lease is renewed on every new ownership to 99 years.

EPC : C

BARNET COUNCIL TAX BAND : B

TENURE : Leasehold

SERVICE CHARGE : £766.28 PAID QUARTERLY





## GROUND FLOOR

### Entrance Hall

### Reception Room

17'8 x 10'7 (5.38m x 3.23m)

### Kitchen

10'9 x 5'11 (3.28m x 1.80m)

### Bedroom

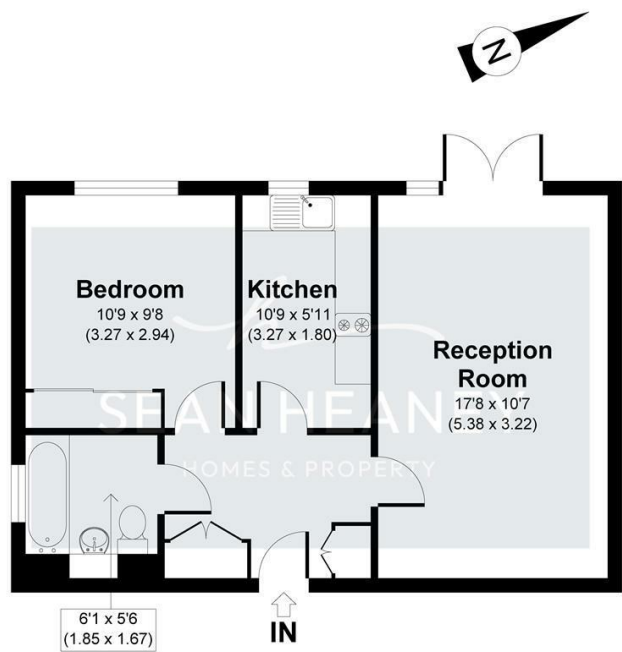
10'9 x 9'8 (3.28m x 2.95m)

### Bathroom

6'1 x 5'6 (1.85m x 1.68m)



Floor Plan



Ground Floor

Hyde Court, N20  
APPROXIMATE GROSS INTERNAL AREA 473 SQ FT / 43.90 SQ M IN  
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Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

