



£344,950
Queens Avenue, Whetstone London, N20



 1
Bedroom

 1
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |
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Mantlestates are please to offer this ONE BEDROOM CONVERTED FIRST FLOOR FLAT with own section of REAR GARDEN. Benefiting with high ceilings, some original features, large lounge and double bedroom. Set in quiet location with easy access to Totteridge & Whetstone tube station (Northern Line), Whetstones shopping facilities & restaurants. OFFERED CHAIN FREE.

Mantlestates are pleased to offer this ONE BEDROOM CONVERTED FIRST FLOOR FLAT with its own section of REAR GARDEN. Benefiting from high ceilings, some original features, a large lounge, and a double bedroom. Set in a quiet location with easy access to Totteridge & Whetstone tube station (Northern Line), Whetstone shopping facilities & restaurants. OFFERED CHAIN FREE.

GROUND FLOOR ENTRANCE HALL: 4' 08" x 6' 00" (1.42m x 1.83m)

Wooden front door with leaded glass stained window.

LANDING: 8' 02" x 6' 00" (2.49m x 1.83m)

8'02" x 6'00" < 9'03" Wooden sash window to side aspect, carpet, dado rail, loft access.

KITCHEN: 10' 08" x 8' 02" (3.25m x 2.49m)

Wooden sash window to rear aspect, wall and floor standing units, plumbed for washing machine, sink drainer with mixer tap, electric hob, electric oven, extractor, wooden wall paneling, double radiator, coving to ceiling.

SHOWER ROOM: 8' 04" x 5' 09" (2.54m x 1.75m)

Wooden window to front aspect, radiator, wash hand basin with mixer tap, low-level flush water closet, shower cubicle, tiled walls, tiled flooring, and wooden paneling on the ceiling.

BEDROOM: 14' 03" x 10' 02" (4.34m x 3.10m)

14'03" x 10'02" into wardrobe. Wooden sash window to rear aspect, radiator, carpet, 2 x fitted wardrobes, picture rail.

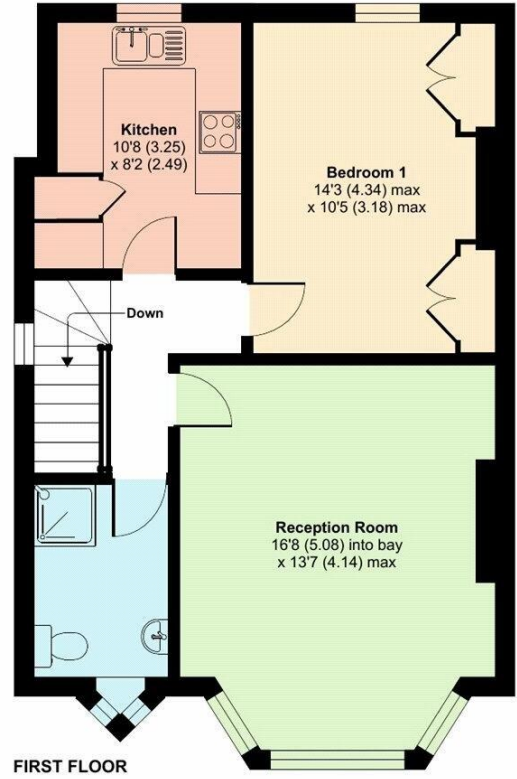
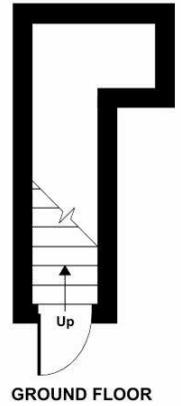
LOUNGE: 16' 07" x 13' 06" (5.05m x 4.11m)


Wooden bay window to front aspect, laminated flooring, coving to ceiling, picture rail, feature fireplace, radiator.

OWN SECTION OF GARDEN:

Queens Avenue, Whetstone, London, N20

Approximate Area = 630 sq ft / 58.5 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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