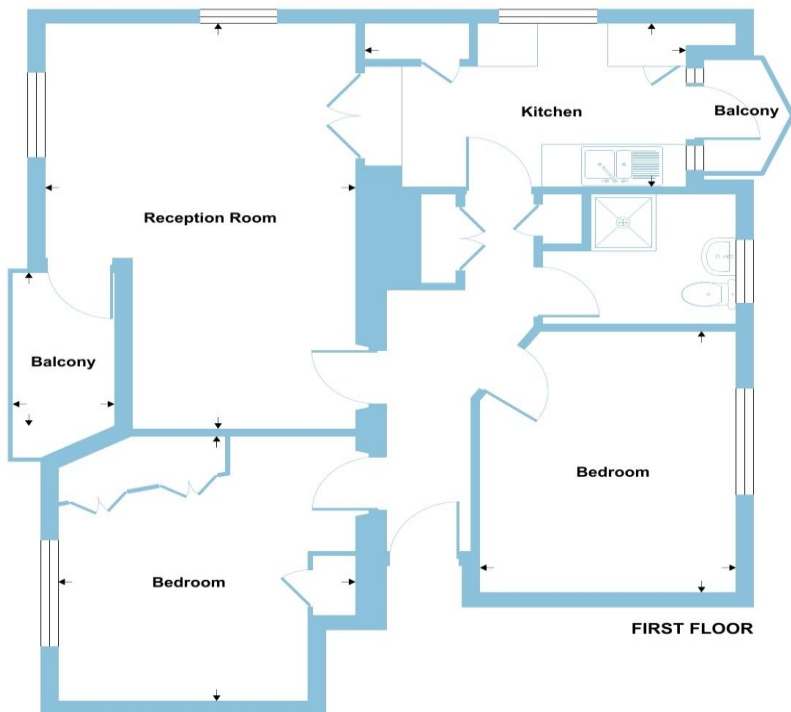




**Chelwood Oakleigh Road North, London N20 9JA**

## Oakleigh Road North, London, N20

Approximate Area = 702 sq ft / 65.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Barnard Marcus. REF: 963338



## welcome to Chelwood Oakleigh Road North, London

- Chain Free
- Two Spacious Bedrooms
- Two Storage Rooms
- Two Balconies
- Totteridge & Whetstone Tube 0.5 miles away

Tenure: Leasehold

EPC Rating: D

# £350,000



This home comprises of a welcoming entrance hall which leads onto two spacious bedrooms, 19ft long reception room, fitted bathroom and separate kitchen. This property also benefits from working gas fireplace, two separate balconies with access from the reception room and kitchen as well as two separate storage rooms, one located just outside the flat and the other is on the ground floor adjacent to the block entrance. Totteridge & Whetstone Tube Station and Oakleigh Park Station located 0.5 miles away.

Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

**view this property online** [barnardmarcus.co.uk/Property/WTS106254](https://www.barnardmarcus.co.uk/Property/WTS106254)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



### Property Ref:

WTS106254 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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