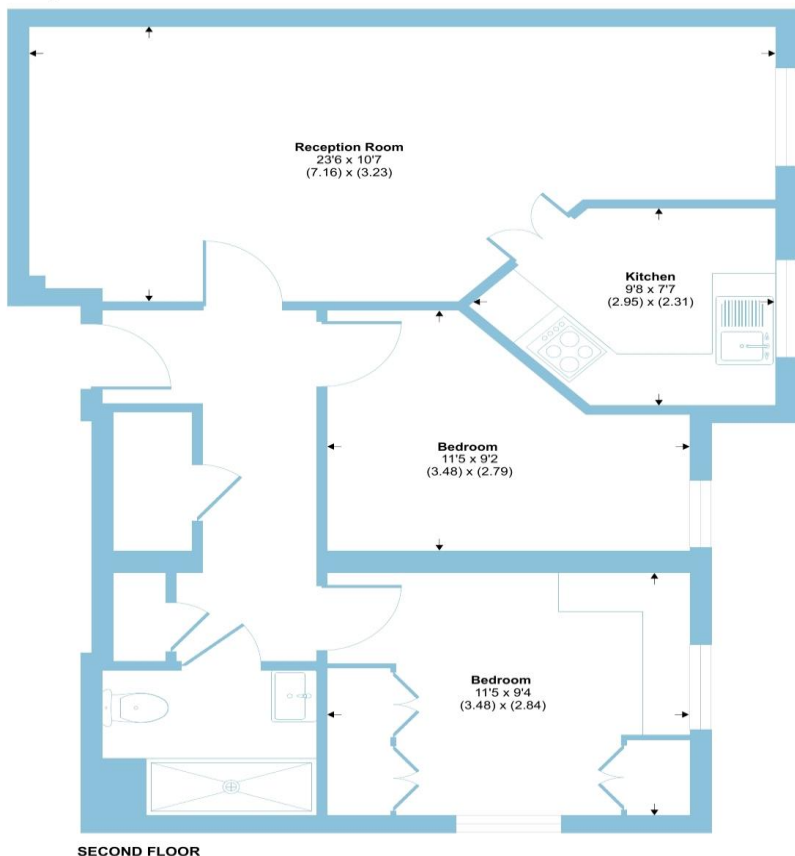




**Weston Court Farnham Close, London N20 9PQ**

## Weston Court, Farnham Close, London, N20

Approximate Area = 620 sq ft / 57.5 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricktechcom 2022. Produced for Barnard Marcus. REF: 1004070



## welcome to Weston Court Farnham Close, London

- Two Bedroom Flat
- 23ft Long Reception Room
- Residents Parking
- Communal Gardens
- Chain Free

Tenure: Leasehold

EPC Rating: C

# £269,000



This two bedroom RETIREMENT APARTMENT located in Whetstone benefits from a SPACIOUS living room, MODERN fitted kitchen and shower room. Other features include resident PARKING, laundry room together with COMMUNAL LOUNGE and GARDENS.

Enjoying an independent retirement lifestyle and Warden Assisted within a relaxed and friendly setting, this development also provides a residential warden and the residents organise a range of social activities where you can choose to get involved in as much or as little as you like. Further features include a security entry phone system, lift, communal laundry, residents parking and a guest suite (available for a fee).

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](https://www.barnardmarcus.co.uk/Property/WTS106219) [barnardmarcus.co.uk/Property/WTS106219](https://www.barnardmarcus.co.uk/Property/WTS106219)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Property Ref:

WTS106219 - 0006

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)