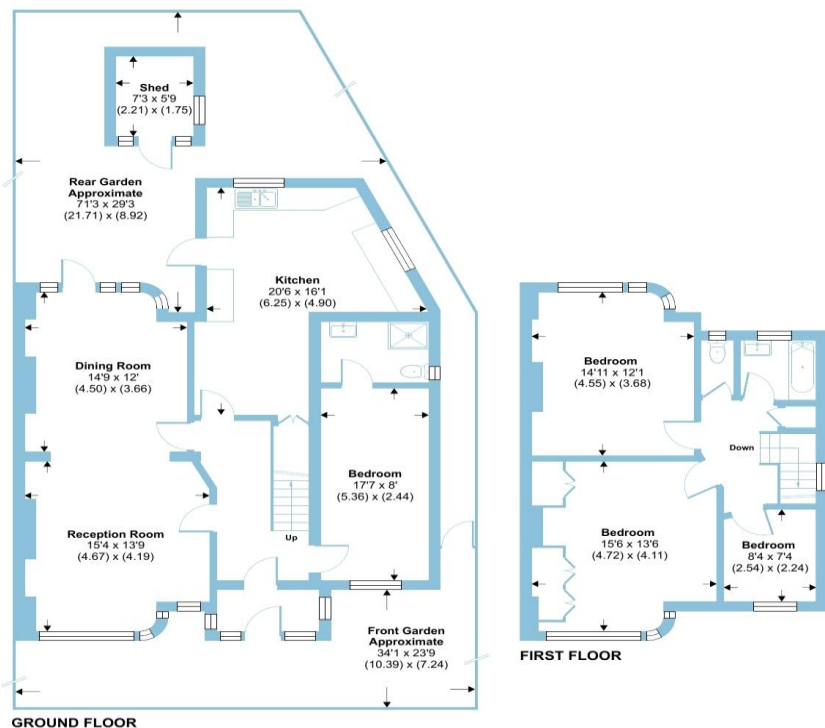




**St. James Avenue, London N20 0JS**

## St. James Avenue, London, N20

Approximate Area = 1543 sq ft / 143.3 sq m  
Outbuilding = 42 sq ft / 3.9 sq m  
Total = 1585 sq ft / 147.2 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: 1040356



## welcome to St. James Avenue, London

- 3/4 Bedroom Semi-Detached House
- Extended Kitchen Breakfast Area
- Family Bathroom plus ground floor Shower Room
- 0.9 miles to Totteridge and Whetstone Tube Station
- Off Street Parking

Tenure: Freehold

EPC Rating: D

# £825,000



Located on this popular residential road in Whetstone and Totteridge is this 3/4 bedroom semi-detached family home. Consisting of a double aspect through reception/dining room, with a spacious and extended fitted kitchen breakfasting area.

This delightful property also offers a versatile room which is currently being used as a fourth bedroom with modern en-suite facilities on the ground floor. To the first floor this family home has three bedrooms, family bathroom and separate WC. Further benefits include off street parking, secluded outlook from the rear garden and potential to extend further (STPP). This home is perfect for the growing family looking to be close to local shops, open spaces including Friary Park which is popular with local residents and is located 0.9 miles from Totteridge and Whetstone tube station for anyone looking to commute into the city.

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. Whetstone offers a vast range of architecture from period apartments boasting plenty of character, to large 1920's and 1930's houses, perfect for a growing family. Parts of Whetstone have benefited from modernisation in recent years, which have given rise to some luxury new builds that have incorporated the Help to buy scheme.

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Property Ref:

WTS106582 - 0005

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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