

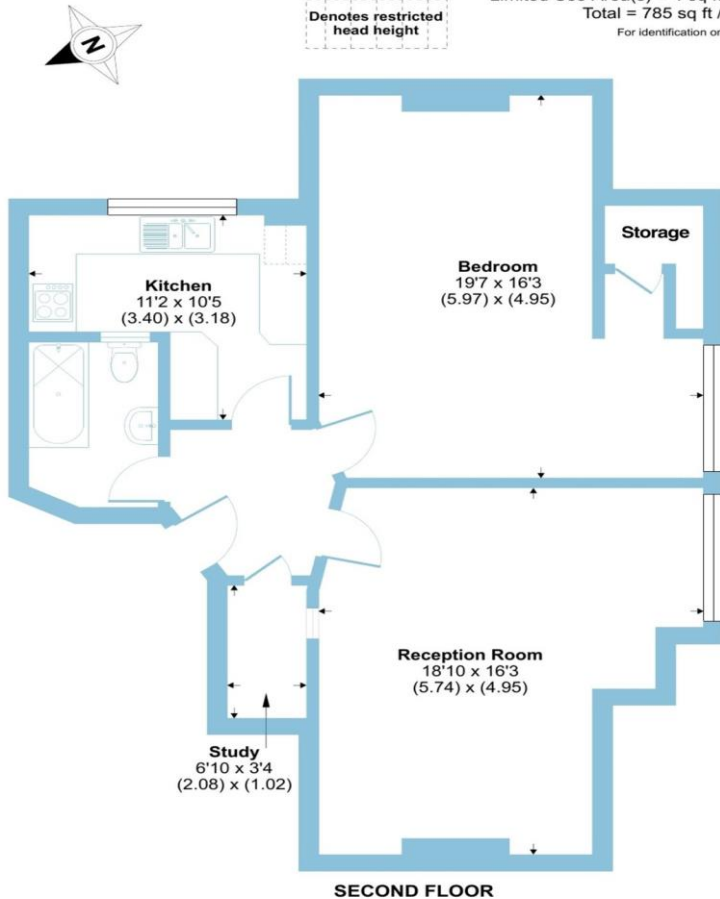


**Barrington Oakleigh Avenue, London N20 9JD**

## Oakleigh Avenue, London, N20

Approximate Area = 781 sq ft / 72.5 sq m  
Limited Use Area(s) = 4 sq ft / 0.4 sq m  
Total = 785 sq ft / 72.9 sq m  
For identification only - Not to scale

Denotes restricted  
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Barnard Marcus. REF: 1069926



## welcome to Barrington Oakleigh Avenue, London

- One Bedroom Flat
- Communal Gardens
- Allocated Parking Space
- Total size 773 sq ft
- Sold With Extended Lease

Tenure: Leasehold

EPC Rating: E

Term of Lease 125 years from 24 Jun 1984. Should you require further information please contact the branch.

offers in excess of **£400,000**



A rare and extremely spacious one bedroom flat. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout. Sold with new and extended lease.

The accommodation comprises of a welcoming entrance hall which leads onto the 18ft long reception room, 19ft long bedroom, separate kitchen and fitted bathroom. The flat also enjoys the benefits of an allocated parking space and well-manicured communal gardens.

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/WTS106715](https://www.barnardmarcus.co.uk/Property/WTS106715)



Property Ref:

WTS106715 - 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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