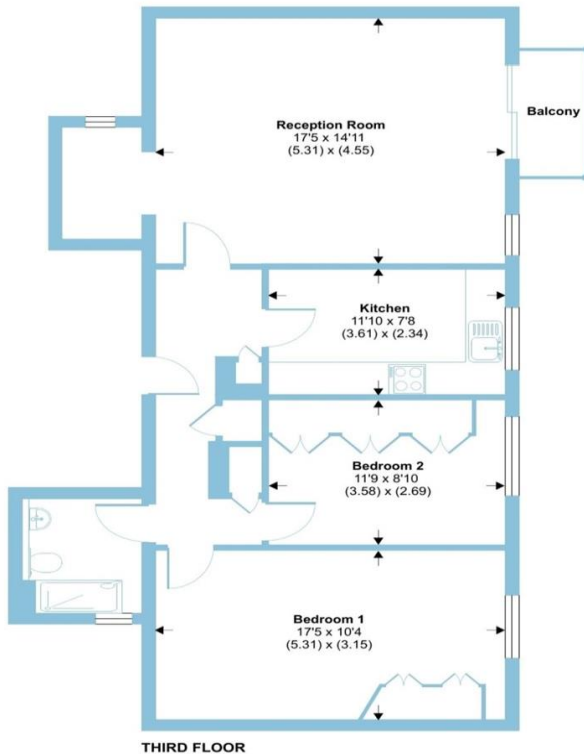




The Willows High Road, London N20 0QE

High Road, London, N20
Approximate Area = 830 sq ft / 77.1 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). © rnhcom 2024. Produced for Barnard Marcus. REF: 1117297



welcome to The Willows High Road, London

- Two Bedroom Apartment with Private Balcony
- Off Street Parking
- Sold with New Extended Lease
- Totteridge & Whetstone Tube 0.5 miles
- Sold Chain Free

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1967.

offers in excess of **£400,000**



Situated within this attractive block on this well-regarded road is where you will find this two bedroom third floor apartment. This property is ideal for first time buyers & buy to let investors. This property is sold chain free with a new extended lease.

This two bedroom third floor apartment is offered chain free and is in need of some modernisation. Upon entering the welcoming entrance hall you will find two good-sized bedrooms, reception room, fitted bathroom and kitchen. The property also benefits from its own private balcony, lift in the block and gas central heating. Parking is also available with a free permit.

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/WTS106826](https://www.barnardmarcus.co.uk/Property/WTS106826)



Property Ref:

WTS106826 - 0007

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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