



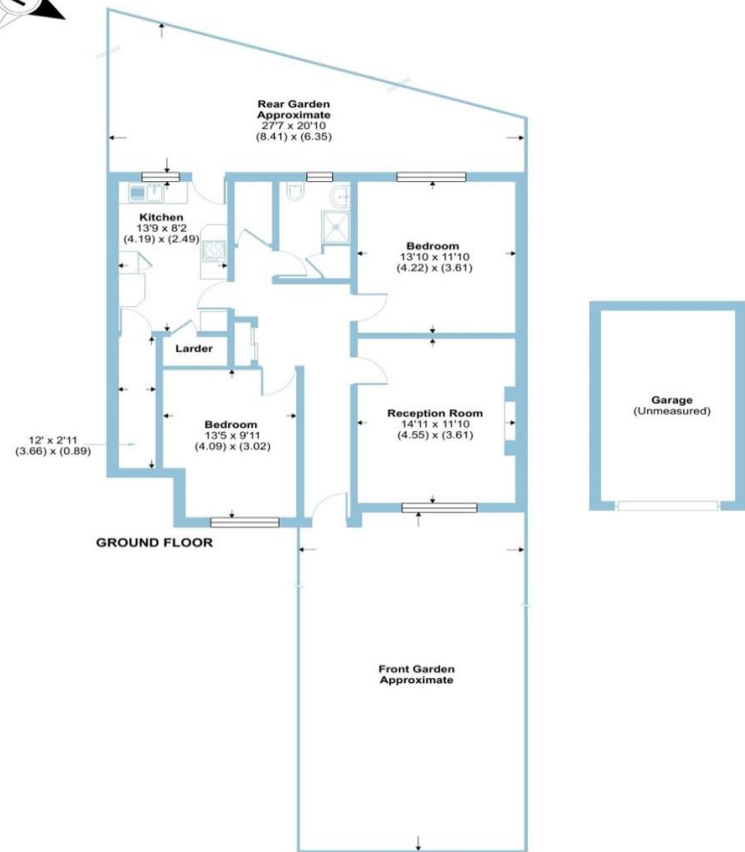
**Pangbourne Court High Road, London N20 9PN**



## High Road, London, N20

Approximate Area = 871 sq ft / 80.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2024. Produced for Barnard Marcus. REF: 1121440



## welcome to Pangbourne Court High Road, London

- Two bedroom maisonette
- Ground floor
- West-Facing Rear Garden

- 0.5 miles to Totteridge & Whetstone and Oakleigh Park Stations
- Overlooks Brook Farm Open Space

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1997.

offers in excess of **£475,000**



Set back from the road, this purpose built two bedroom ground floor maisonette benefits from its own front and private rear gardens, and separate garage.

The property comprises a spacious reception room, two double bedrooms, bathroom and separate WC, large hall with full height fitted double cupboards, fitted kitchen with large larder, separate storage cupboard and direct access to the private west facing rear garden with lovely views overlooking Brook Farm and Totteridge Fields.

Pangbourne Court is conveniently situated within easy walking distance (0.4 miles / 600m) of Whetstone High Street with its excellent range of shops, restaurants and M&S and Waitrose supermarkets. Offering easy access in and out of the City and central London, it is well served by public transport with local bus stops within meters, and located inside zone 4 within 0.5 miles of Totteridge & Whetstone Northern Line tube and Oakleigh Park station.

**view this property online** [barnardmarcus.co.uk/Property/WTS106485](https://www.barnardmarcus.co.uk/Property/WTS106485)



Property Ref:

WTS106485 - 0006

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