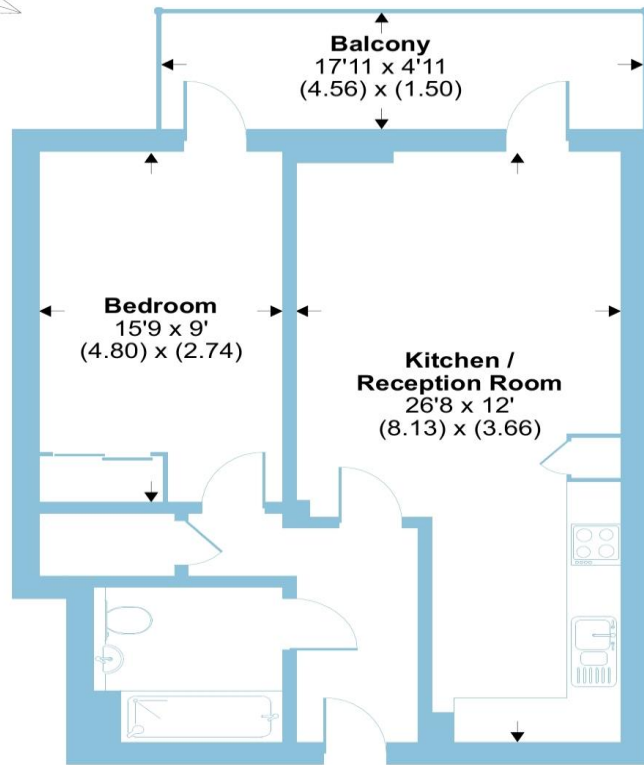




**Attlee Court High Road, London N20 0BF**

## High Road, London, N20

Approximate Area = 560 sq ft / 52 sq m  
For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Barnard Marcus. REF: 1132238



## welcome to Attlee Court High Road, London

- One Bedroom Apartment with Private Balcony
- Open Plan Kitchen Living Area
- Residents Parking
- Totteridge & Whetstone Tube Station 0.3 Miles
- Sold Chain Free

Tenure: Leasehold

EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Apr 2018.

# £400,000



Set on the fourth floor with lift access is this popular purpose built apartment in the heart of Whetstone is this one bedroom home. Externally this residence offers residents parking bays that are approached by remote secure gates.

The entrance hall gives you immediate access to a luxury fitted bathroom, a good sized bedroom with access to your private balcony. The property also has a fitted kitchen open plan to living area also with direct access your private balcony. Located on the High Road in Whetstone and just 0.3 miles from Totteridge & Whetstone Tube and 0.7 mile from Oakleigh Park Mainline Stations making this appealing to a property owner needing to commute into town and the many amenities on Whetstone High Road including Waitrose and M&S food hall.

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/WTS106935](https://barnardmarcus.co.uk/Property/WTS106935)



Property Ref:

WTS106935 - 0002

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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barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



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