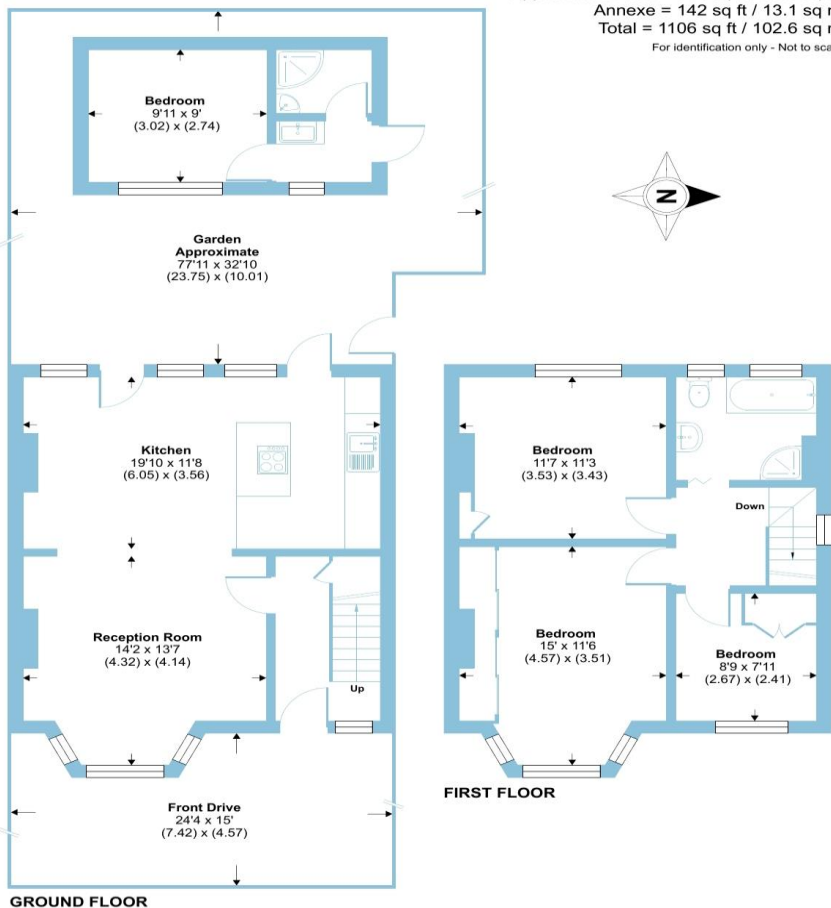




St. Margarets Avenue, London N20 9LL

St. Margarets Avenue, London, N20

Approximate Area = 964 sq ft / 89.5 sq m
Annexe = 142 sq ft / 13.1 sq m
Total = 1106 sq ft / 102.6 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 2023. Produced for Barnard Marcus. REF: 1053969



welcome to St. Margarets Avenue, London

- Three Bedrooms Semi-Detached House
- Self Contained Summer House
- Potential to Extend STPP
- 77ft West Facing Rear Garden
- Totteridge & Whetstone Tube Station 0.1 Miles

Tenure: Freehold

EPC Rating: D

offers in excess of **£840,000**



An attractive 3 bedroom semi-detached house located on this popular road in Whetstone. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout. Totteridge & Whetstone Tube Station is located just 0.1 miles from this family home.

This residence is approached via own-driveway and comprises of a welcoming entrance hall giving access to a bay-fronted double reception room and open plan fitted kitchen overlooking and accessing the 77ft long West facing rear garden. To the first floor there are three well-proportioned bedrooms and a family bathroom. Towards the rear of the garden you will find a self contained summer house. Local shops including Waitrose & Marks & Spencer plus bus routes can be found on Whetstone High Road, with a number of good Primary and Secondary Schools in close proximity as well as recreation grounds.

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/WTS106979](https://www.barnardmarcus.co.uk/Property/WTS106979)



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.

Property Ref:

WTS106979 - 0003

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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