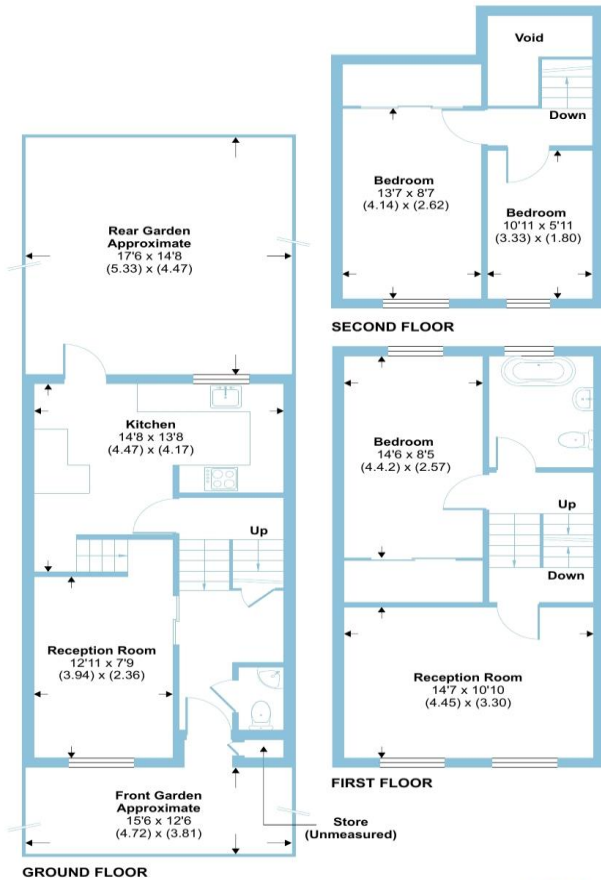




Whitmore Close, London N11 1PB

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Approximate Area = 1041 sq ft / 96.7 sq m (excludes store & void)
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: 1150562



welcome to Whitmore Close, London

- Cul-De-Sac Location
- Catchment for Desirable Schools
- Three/Four Bedroom Town House

- End Of Terrace
- New Southgate Station 0.1 Miles

Tenure: Freehold

EPC Rating: D

offers in excess of **£600,000**



Located in the heart of New Southgate on a quiet cul-de-sac is this well-presented three/four bedroom town house. This home is perfect for the growing family looking to be close to the High Road's cafes, restaurants and shop and also those wishing to be close to transport links.

Approached via off street parking the residence comprises of a reception, open plan kitchen/dining area and downstairs w/c. To the first floor you will find two good-sized bedrooms with one of the bedrooms used as a second reception room and fitted family bathroom. As you reach the top floor you will find another two good-sized bedrooms.

Steeped in history, New Southgate & Friern Barnet also known as little Barnet is perfect for both families and commuters. For those needing good transport links, Friern Barnet benefits from fast access in and out of central London via the zone four Piccadilly Line tube station at Arnos Grove and Overground at New Southgate. For car users, the A406 (North Circular Road) is nearby.

view this property online barnardmarcus.co.uk/Property/WTS106990



Property Ref:

WTS106990 - 0006

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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