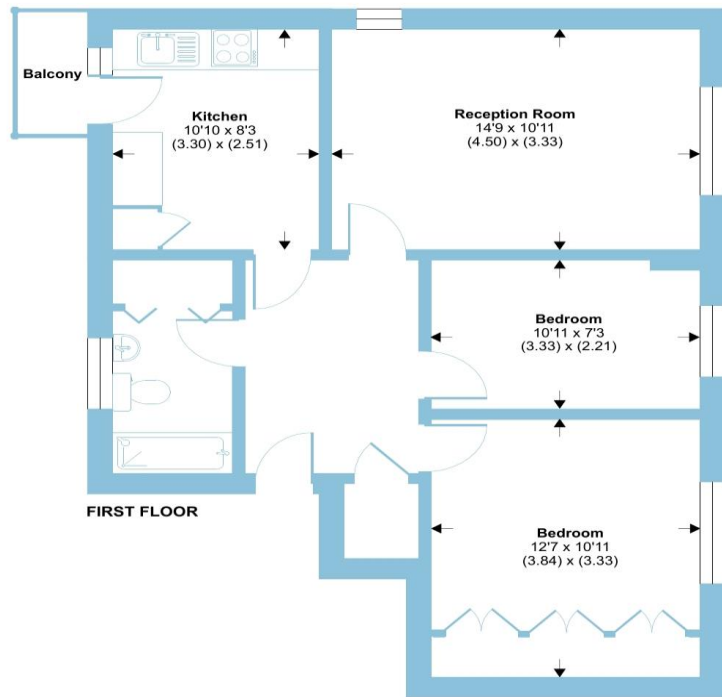




High Trees High Road, London N20 0PZ

High Road, London, N20

Approximate Area = 639 sq ft / 59.4 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: 1150912



welcome to High Trees High Road, London

- Two Bedrooms
- Balcony Access
- Residents Parking
- Cul-De-Sac Location
- Totteridge & Whetstone Tube Station 0.6 Miles

Tenure: Leasehold

EPC Rating: D

£400,000



This first floor two bedroom flat offers well-proportioned accommodation and is in need of modernisation. Located in a cul-de-sac and 0.6 miles from Totteridge & Whetstone Tube Station, this home could be ideal for someone wanting to travel into Central London.

Further features include a welcoming entrance hall, living dining area, fitted kitchen with access to a balcony and bathroom. The property also offers parking for residents, Swan Lane park which is very popular with local residents is also close by with a wide range of amenities Whetstone has to offer.

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/WTS106998](https://www.barnardmarcus.co.uk/Property/WTS106998)

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Sep 1997. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS106998 - 0003

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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