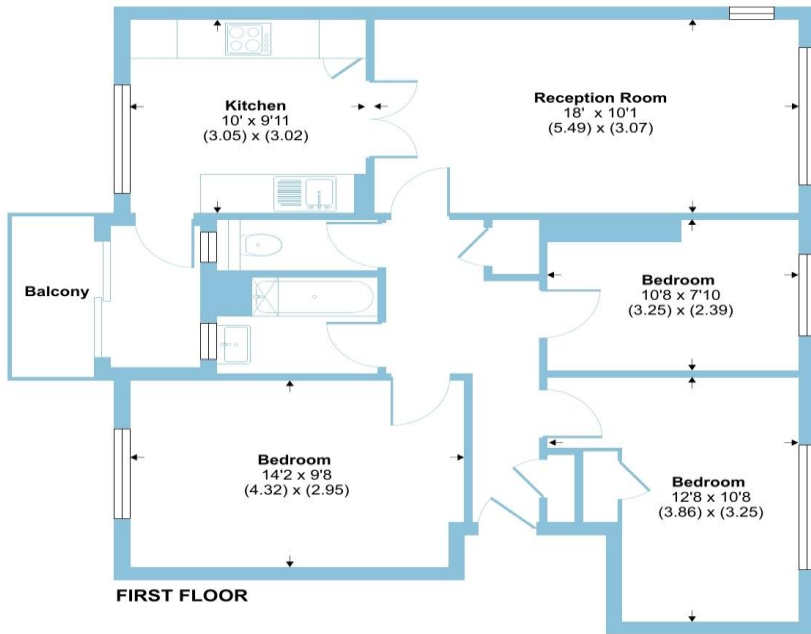




Capel Close, London N20 0QU

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Approximate Area = 813 sq ft / 75.5 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). © ritchecom 2023. Produced for Barnard Marcus. REF: 1054166



welcome to Capel Close, London

- Three Bedrooms
- Residents Parking
- Private Garden
- 0.4 miles to Totteridge & Whetstone Tube Station
- Chain Free

Tenure: Leasehold

EPC Rating: C

offers in excess of **£400,000**



A first floor three bedroom apartment located on this peaceful cul-de-sac. This home comes with its own private garden and has been well-maintained by the current owner and presented in good order.

The front door opens onto a welcoming and spacious entrance hall giving you access to three good-sized bedrooms, separate bathroom and w/c as well as the reception room which leads onto the separate fitted kitchen and private balcony. The property also benefits from its own private garden. Parking facilities are located at ground level and is solely for the use of residents, this home does have the added benefit of external storage. Totteridge & Whetstone Tube Station is situated 0.4 miles of this home, with an array of local shops, eateries and bus routes available on Whetstone High Road. With good transport connections in close proximity this property could appeal to buyers needing to commute to Central London or perhaps it could suit those looking to get on the property ladder or searching for an investment opportunity. Ready to move straight into, this home should definitely be viewed.

view this property online [barnardmarcus.co.uk/Property/WTS106983](https://www.barnardmarcus.co.uk/Property/WTS106983)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS106983 - 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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