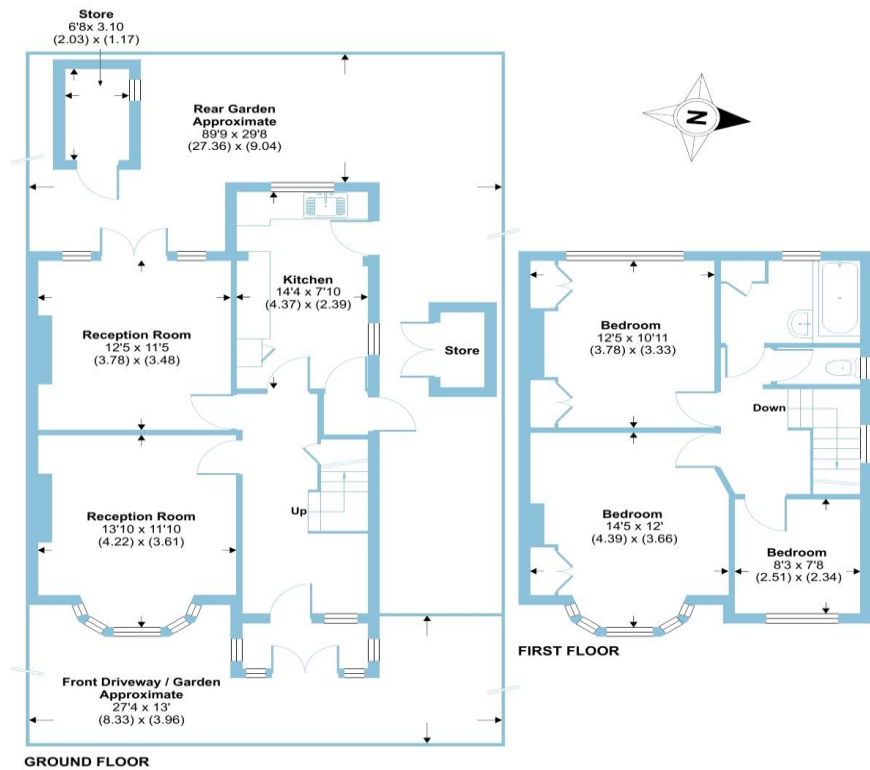




Queens Avenue, London N20 0JB

Queens Avenue, London, N20

Approximate Area = 1073 sq ft / 99.6 sq m
Outbuildings = 41 sq ft / 3.8 sq m
Total = 1114 sq ft / 103.4 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: 1160123



welcome to Queens Avenue, London

- Three Bedroom Semi-Detached House
- Garage Own-Drive
- 89ft Long West Facing Rear Garden
- Sold Chain Free
- Potential to Extend STPP

Tenure: Freehold

EPC Rating: Awaited

£800,000



Available for the first time in over 50 years is this three bedroom semi-detached home in need of some modernisation and offering great potential for someone to put their own stamp on it.

This residence is approached via garage own-drive and comprises of a welcoming entrance hall giving access to the bay fronted reception room, separate fitted kitchen and rear reception room. To the first floor you will find three good-sized bedrooms and separate bathroom and w/c. Externally the property benefits from 89ft long west facing rear garden which is accessed either by the rear reception room, kitchen and side of property. There is potential to extend into the loft, rear and side subject to the necessary planning consents.

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/WTS106981](https://www.barnardmarcus.co.uk/Property/WTS106981)



Property Ref:

WTS106981 - 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.

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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