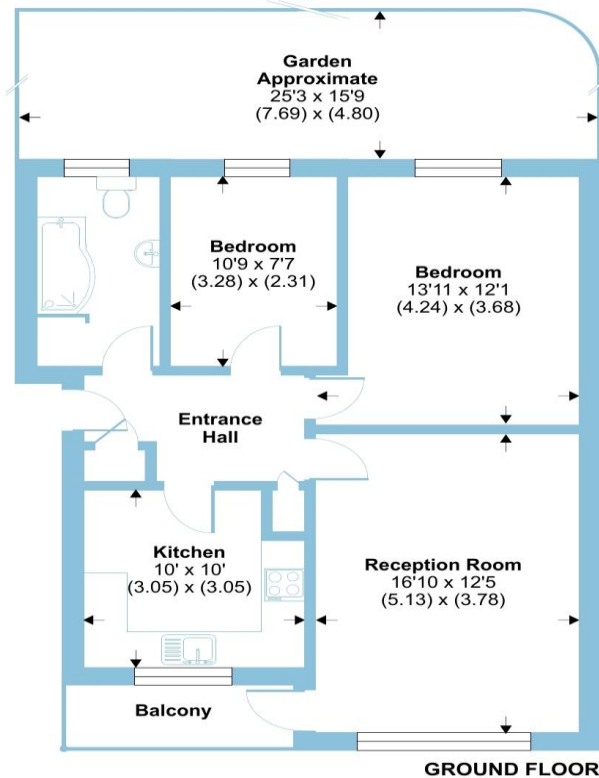




Thatcham Court High Road, London N20 9QU

High Road, London, N20

Approximate Area = 700 sq ft / 65 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 2024. Produced for Barnard Marcus. REF: 1166478



welcome to Thatcham Court High Road, London

- Two Bedrooms
- Ground Floor Apartment
- Balcony
- Garden Area
- Oakleigh Park & Totteridge Whetstone Stations 0.4 Miles

Tenure: Leasehold

EPC Rating: C

offers in excess of **£425,000**



Situated on the ground floor is this spacious and well-presented purpose built apartment comprising of two good-sized bedrooms and a lounge-diner giving you access to a private balcony. You will also find a well-designed bathroom and modern fitted kitchen. This home is positioned opposite Brook Farm Open space which is perfect for those summer walks. This property is also located 0.4 miles from both Oakleigh Park Mainline and Totteridge & Whetstone Stations. This could appeal to a buyer wanting to make a journey into Central London in under 30 minutes. The property is located in the heart of Whetstone and the many amenities including Waitrose and M&S food hall plus the cuisines also on offer in Whetstone are also within walking distance. This fabulous home also has the added benefit of access to a garden area solely for the use of this residence.

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.

Whetstone offers a vast range of architecture from period apartments boasting plenty of character, to large 1920's and 1930's houses, perfect for a growing family.

view this property online [barnardmarcus.co.uk/Property/WTS107041](https://www.barnardmarcus.co.uk/Property/WTS107041)

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107041 - 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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