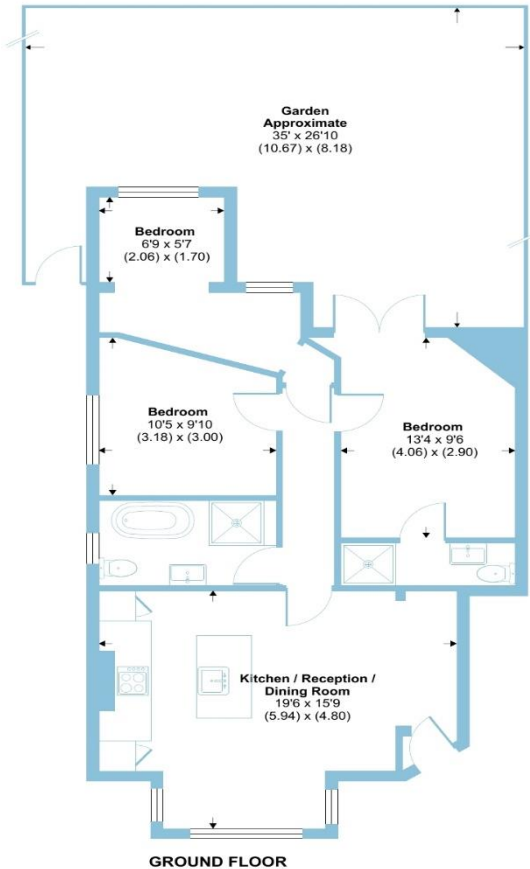




Birley Road, London N20 0EZ

Birley Road, London, N20

Approximate Area = 722 sq ft / 67 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Barnard Marcus. REF: 1175998



welcome to Birley Road, London

- Three Bedroom Period Maisonette
- Two Bathrooms (One En-Suite)
- Private Garden
- Share Of Freehold
- Sold Chain Free

Tenure: Leasehold

EPC Rating: D

£600,000



Situated along a peaceful and tree lined road you will find this well-maintained period maisonette comprising of three good-sized bedrooms, living area and private garden. This residence has been well maintained by the currently owner and is presented in lovely condition throughout offering bright and spacious accommodation. The residence is entered through its own front door which leads onto the modern and fitted kitchen/reception room. Off the kitchen/reception room you will find the four-piece family bathroom, three good-sized bedrooms with the master bedroom benefits from its own en-suite shower room and direct access to the private garden. The property also benefits from a share of the freehold as well as side access to the rear garden.

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/WTS107068](https://www.barnardmarcus.co.uk/Property/WTS107068)

This is a Leasehold property with details as follows; Term of Lease 997 years from Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107068 - 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.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)