



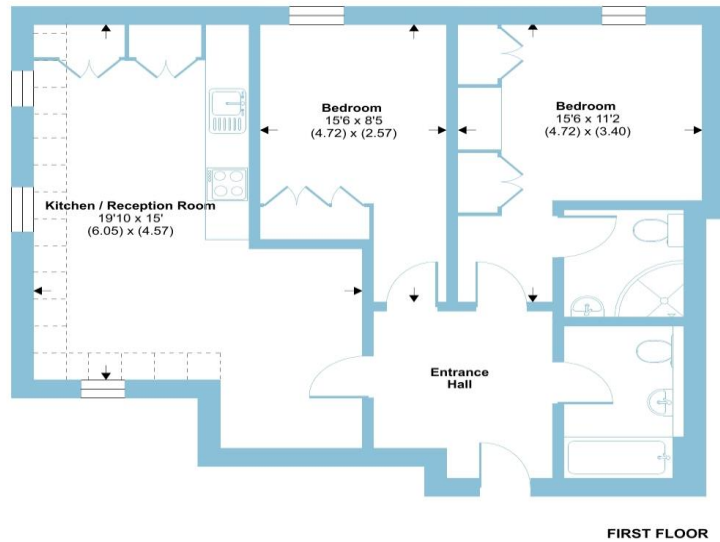
Walsingham House High Road, London N20 9HR

Walsingham House, High Road, London, N20

Approximate Area = 656 sq ft / 60.9 sq m
Limited Area Use(s) = 40 sq ft / 3.7 sq m
Approximate Area = 696 sq ft / 64.7 sq m
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Barnard Marcus. REF: 1182606



welcome to Walsingham House High Road, London

- Two Double Bedrooms & Two Bathrooms Top Floor Flat
- Video Entry System
- Ensuite to Master Bedroom

- Allocated Parking
- 0.2 mile to Totteridge & Whetstone Tube Station

Tenure: Leasehold

EPC Rating: C

£500,000



A two double bedroom two bathroom apartment in the heart of Whetstone. Located on the top floor accessed via lift or stairs with the added benefit of a spacious open plan living kitchen dining area, Oakleigh Park Mainline (0.6 miles) & Totteridge & Whetstone tube (0.2 miles) stations.

Walsingham House is a popular development in the heart of Whetstone with Brook Farm Open Space 0.2 miles away. There is a variety of restaurant's offering many cuisines, M&S Food Hall, Waitrose and Boots all on Whetstone High Road. The living/dining area is open plan to a modern fitted kitchen and fitted appliances. The master bedroom has an en-suite shower and a luxury fitted bathroom. Externally there is a secure video door entry phone system and private car park area for residents with allocated parking and bike storage all monitored via CCTV.

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/WTS107090](https://www.barnardmarcus.co.uk/Property/WTS107090)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107090 - 0004

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)