

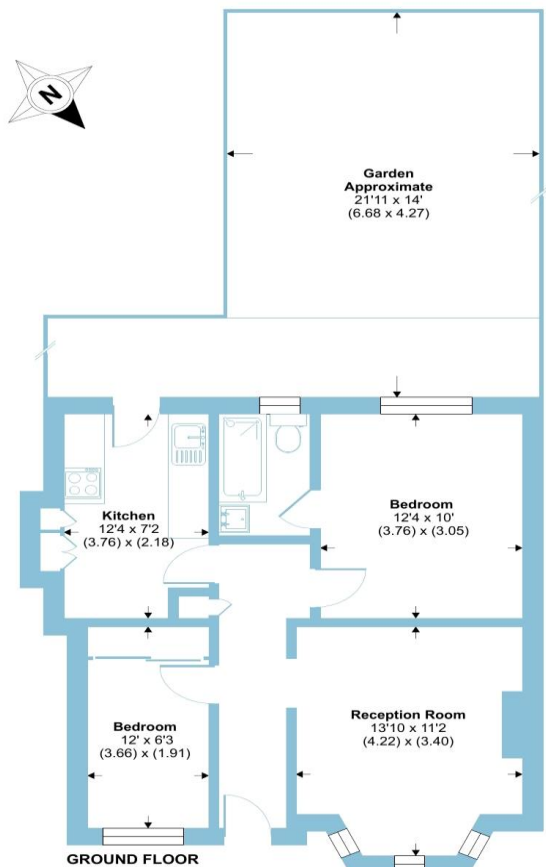


Oakleigh Road North, London N20 0RH

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Approximate Area = 561 sq ft / 52.1 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: 1197311



welcome to Oakleigh Road North, London

- Two Bedrooms
- Ground Floor Maisonette
- 154 Year Lease
- Private Rear Garden
- Completed Property Chain

Tenure: Leasehold

EPC Rating: C

£365,000



Situated along a tree lined road you will find this well presented maisonette comprising of two good sized bedrooms and living area giving you access to a private rear garden.

This residence has been well-maintained by the current owner and is presented in good condition throughout offering bright and spacious accommodation comprising of a fitted kitchen, a good sized living/dining area, two bedrooms, modern bathroom, private garden, gas central heating, double glazed windows. This property is ideal for first time buyers & buy to let investors. This property also benefits from no service charge. Totteridge & Whetstone Tube, Arnos Grove Tube, New Southgate Train Station & Oakleigh Park Train Station are all conveniently located.

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 whilst also being only moments away from open countryside.

view this property online [barnardmarcus.co.uk/Property/WTS107143](https://www.barnardmarcus.co.uk/Property/WTS107143)

This is a Leasehold property with details as follows; Term of Lease 189 years from 26 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107143 - 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.

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