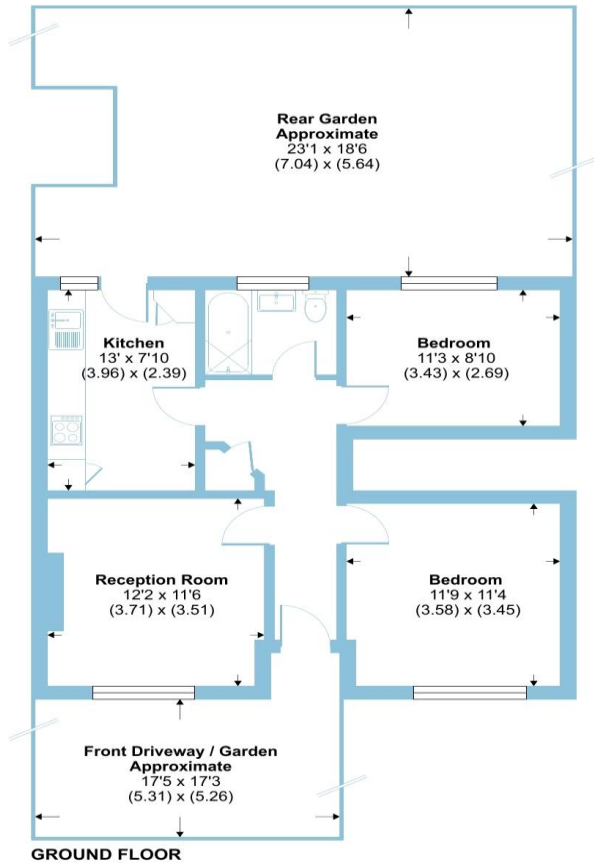




Marlborough Gardens, London N20 0SD

Marlborough Gardens, London, N20

Approximate Area = 622 sq ft / 57.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © richcom 2024. Produced for Barnard Marcus. REF: 1202903

barnard marcus

welcome to Marlborough Gardens, London

- Two Bedroom
- Ground Floor Maisonette
- Private Rear Garden
- Off Street Parking for Two Cars
- Sold Chain Free

Tenure: Leasehold

EPC Rating: D

£425,000



Situated along a cul-de-sac road you will find this well presented ground floor maisonette comprising of two good-sized bedrooms, living area and separate kitchen 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 separate fitted kitchen, a good sized living/dining area, two bedrooms, modern bathroom, private garden, gas central heating, double glazed windows and off street parking for two cars. 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/WTS107152](https://www.barnardmarcus.co.uk/Property/WTS107152)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107152 - 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)