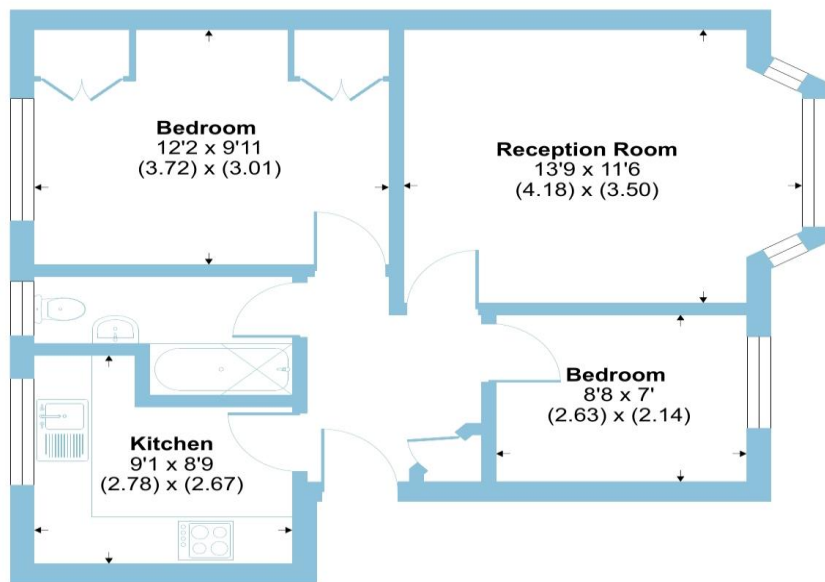




The Grange Grange View Road, London N20 9EB

Grange View Road, London, N20

Approximate Area = 509 sq ft / 47.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1227164



welcome to The Grange Grange View Road, London

- Long Lease
- Close to Local Shops
- 0.4 miles to Totteridge & Whetstone Tube Station

Tenure: Leasehold
EPC Rating: D

- 0.5 miles to Oakleigh Park Mainline Station
- Residents Parking

Council Tax Band: C
Service Charge: 1100.00
Ground Rent: 25.00

offers in the region of **£350,000**



This two bedroom apartment, nestled on a quiet residential road in the heart of Whetstone, is perfect for first time buyers and investors alike looking for a short walk to Totteridge and Whetstone tube station and local shops.

This home benefits from resident parking, fitted kitchen, long lease and is only 0.5 miles from Oakleigh Park Station (Overground station) and 0.4 miles Totteridge and Whetstone (Northern Line) and conveniently located for local buses towards Barnet, Finchley, Mill Hill and Arnos Grove for access to the Piccadilly Line

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. Parts of Whetstone have benefited from modernisation in recent years which have given rise to some luxury new builds that. In the centre of Whetstone is located the ever-popular high street. Known for its range of cafes, restaurants and gastro-pubs, it was voted the Evening Standards healthiest high street of 2015.

view this property online barnardmarcus.co.uk/Property/WTS107244

This is a Leasehold property with details as follows; Term of Lease 189 years from 13 Oct 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WTS107244 - 0005

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