

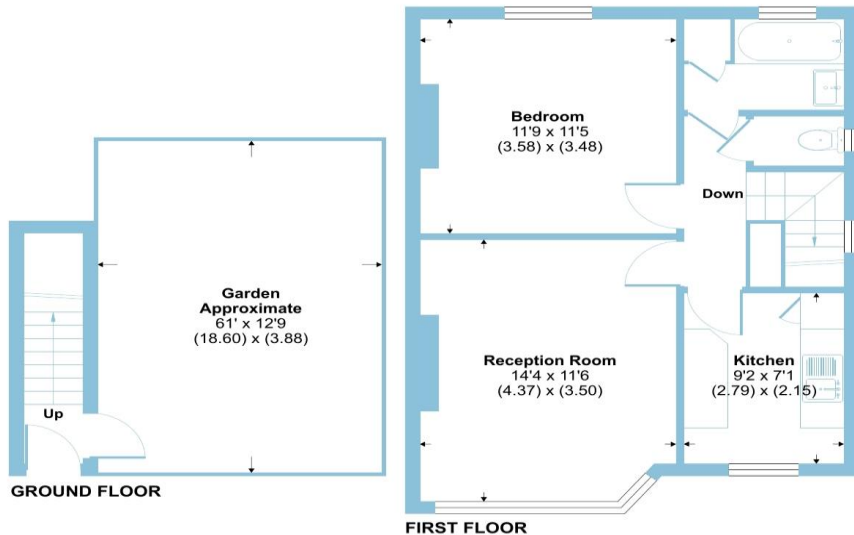


Fernwood Crescent, London N20 0RP

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Approximate Area = 516 sq ft / 47.9 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 2025. Produced for Barnard Marcus. REF: 1250690

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welcome to Fernwood Crescent, London

- One Bedroom First Floor Conversion
- Private Rear Garden
- Loft Storage
- Quiet Road
- Generous bedroom and living space

Tenure: Leasehold

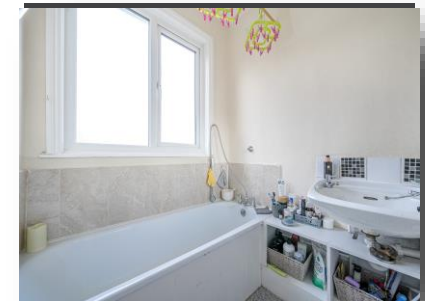
EPC Rating: D

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 25.00

£295,000



Situated along a quiet Crescent you will find this well-presented Conversion, comprising of a good sized bedroom and living area as well as a private rear garden.

This residence has been well-maintained and updated 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, double bedroom, modern bathroom, private rear garden, gas central heating and double glazed windows. This property also benefits from no service charge and a garden at the front of the property. Totteridge & Whetstone Tube, Arnos Grove Tube, New Southgate Train Station & Oakleigh Park Train Station are all conveniently located.

In the centre of Whetstone is located the ever popular high street. Known for its range of cafes, restaurants and gastro-pubs, The surrounding area also benefits from a variety of fantastic local facilities, such as the South Herts golf club, the Totteridge tennis club and the All Saints Arts Centre. For those that enjoy the outdoors, there are many country walks and parks to be explored.

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. 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/WTS104939

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:

WTS104939 - 0004

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