

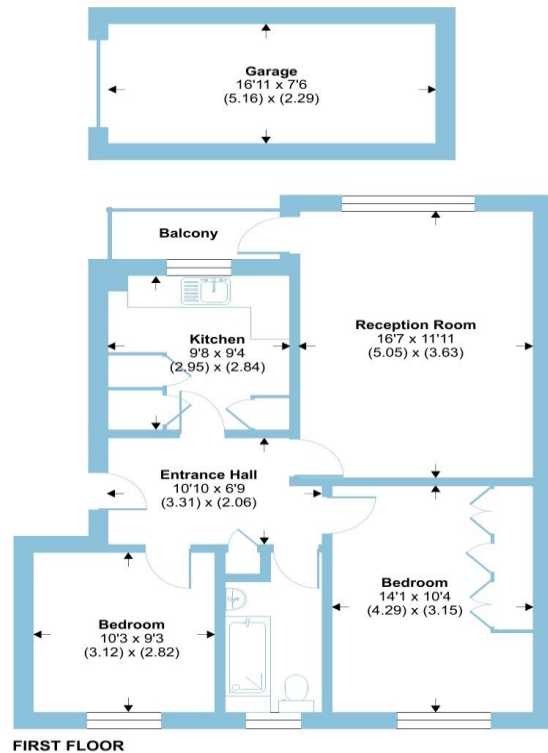


Cedar Court Athenaeum Road, London N20 9AZ



Athenaeum Road, London, N20

Approximate Area = 809 sq ft / 75.2 sq m (includes garage)
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: 1266114

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welcome to Cedar Court Athenaeum Road, London

- Two Bedroom Apartment
- Garage En-Bloc
- Private Balcony

Tenure: Leasehold
EPC Rating: C

- Totteridge & Whetstone Station 0.5 miles
- Oakleigh Park Station 0.3 miles

Council Tax Band: D Service Charge: 1400.00
Ground Rent: 20.00

offers in excess of **£375,000**



Situated within this attractive block on this well-regarded road is where you will find this two-bedroom first floor apartment. This property is ideal for first time buyers & buy to let investors.

This two-bedroom first floor apartment is located in this popular apartment block and is in need of some modernisation. Upon entering the welcoming entrance hall you will find two good-sized bedrooms, reception room, fitted bathroom and kitchen. The property also benefits from its own private balcony and garage. Oakleigh Park Station is 0.3 miles and Totteridge & Whetstone Tube Station is 0.5 miles from this residence and could be ideal for a buyer wanting to commute into town. 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/WTS107369

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1968. 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:
WTS107369 - 0004

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barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20
9HS



barnardmarcus.co.uk