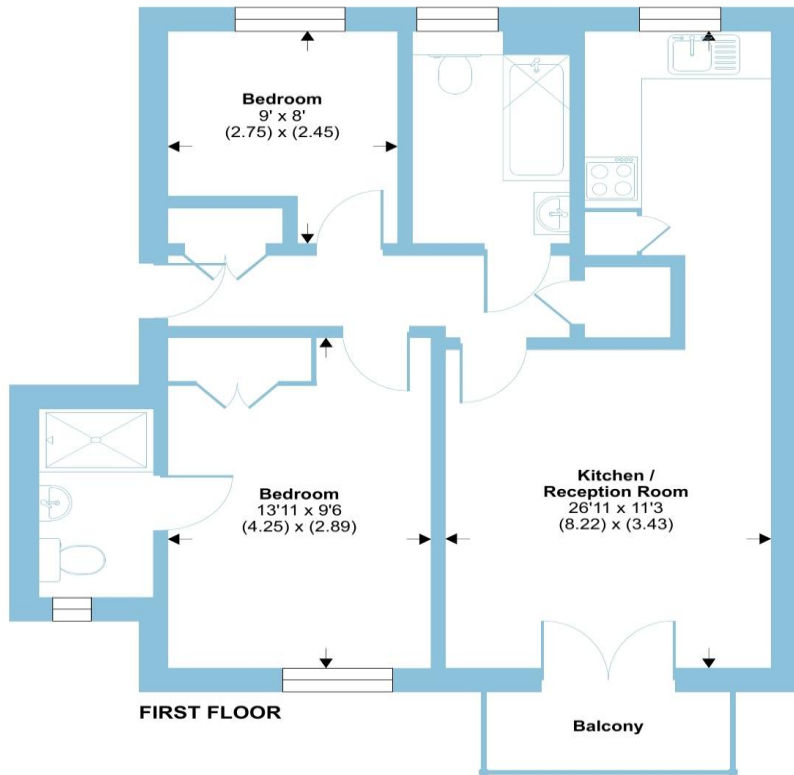




Gleave Court Denham Road, London N20 0EP

Denham Road, London, N20

Approximate Area = 603 sq ft / 56 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). © richiecom 2025. Produced for Barnard Marcus. REF: 1298206

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welcome to Gleave Court Denham Road, London

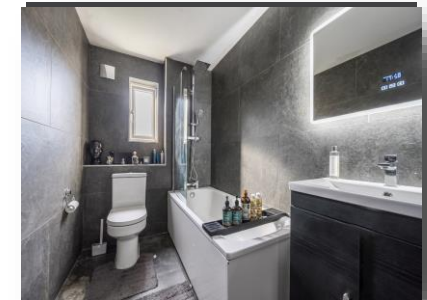
- First Floor Two Bedroom Apartment
- Gated Development
- Well-Presented

Tenure: Leasehold
EPC Rating: B

- Cul de Sac Location
- Bathroom + En-Suite

Council Tax Band: E Service Charge: 1444.00
Ground Rent: 125.00

£325,000



Set within this gated development in Whetstone is this well-presented first floor apartment.

Offering fresh and bright accommodation consisting of a lounge/diner giving access to a balcony and a fitted kitchen, this home also offers a modern bathroom and luxury en-suite shower room, two good-sized bedrooms and residents parking.

Located within this cul-de-sac this could appeal to young families and first-time buyers alike. This property is 0.9 miles from Oakleigh Park Mainline & 1 mile from Totteridge & Whetstone Tube stations and could also appeal to buyers needing to commute to Central London or perhaps it could suit someone searching for an investment opportunity.

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.

view this property online barnardmarcus.co.uk/Property/WTS107454

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WTS107454 - 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.

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