



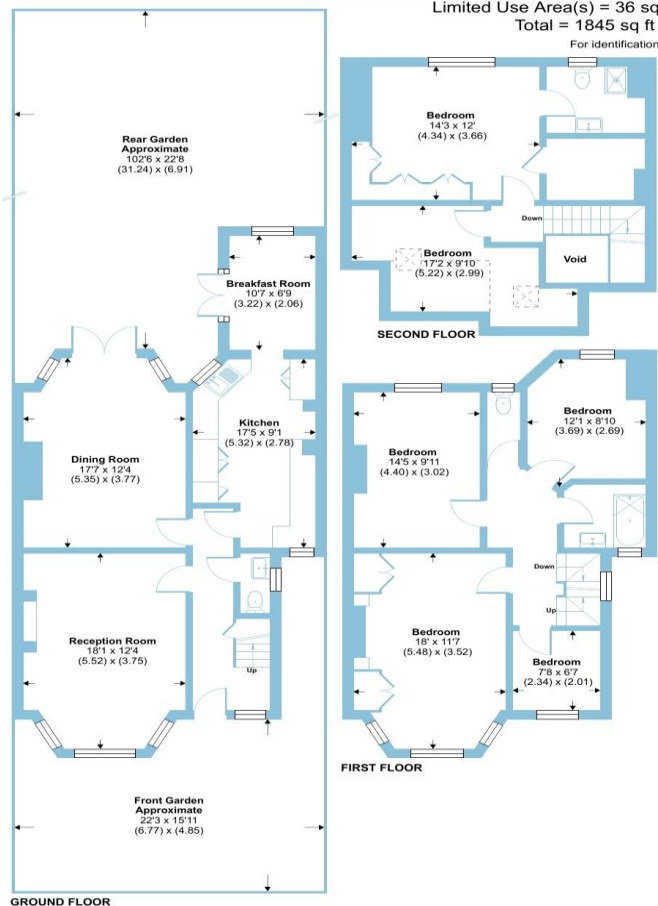
**Queens Avenue, London N20 0HZ**





## Queens Avenue, London, N20

Approximate Area = 1809 sq ft / 168 sq m (excludes void)  
Limited Use Area(s) = 36 sq ft / 3.3 sq m  
Total = 1845 sq ft / 171.3 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: 1309867

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## welcome to Queens Avenue, London

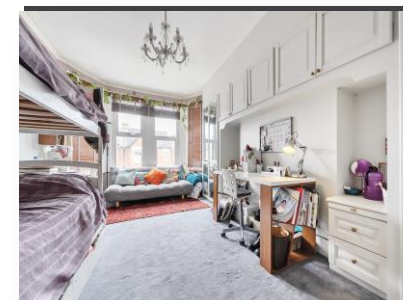
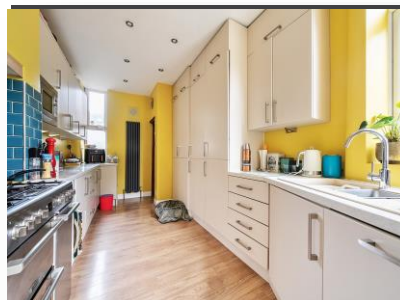
- Six Bedroom Family Home
- Edwardian Property
- Kitchen Breakfast Area

Tenure: Freehold  
EPC Rating: D

- Crescent Location
- Family Bathroom + En-Suite

Council Tax Band: F

# £1,250,000



This charming Edwardian home in Whetstone boasts six bedrooms and is located in this popular crescent location. The house features two reception rooms, providing ample living space for a growing or more established family.

The property includes a fitted kitchen ideal for preparing meals for family and friends with open plan access to a breakfasting area. Additionally, there is a convenient downstairs WC whilst to the first floor this residence offers a family bathroom, separate WC and four good-sized bedrooms. To the second floor this residence has two additional bedrooms one of which has en-suite facilities and a walk-in wardrobe currently being used as a dark room. The rear garden offers a peaceful outdoor retreat, perfect for enjoying the fresh air and hosting outdoor activities This wonderful home offers a perfect blend of character and charm in this desirable location.

**view this property online** [barnardmarcus.co.uk/Property/WTS107499](https://barnardmarcus.co.uk/Property/WTS107499)



### Property Ref:

WTS107499 - 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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