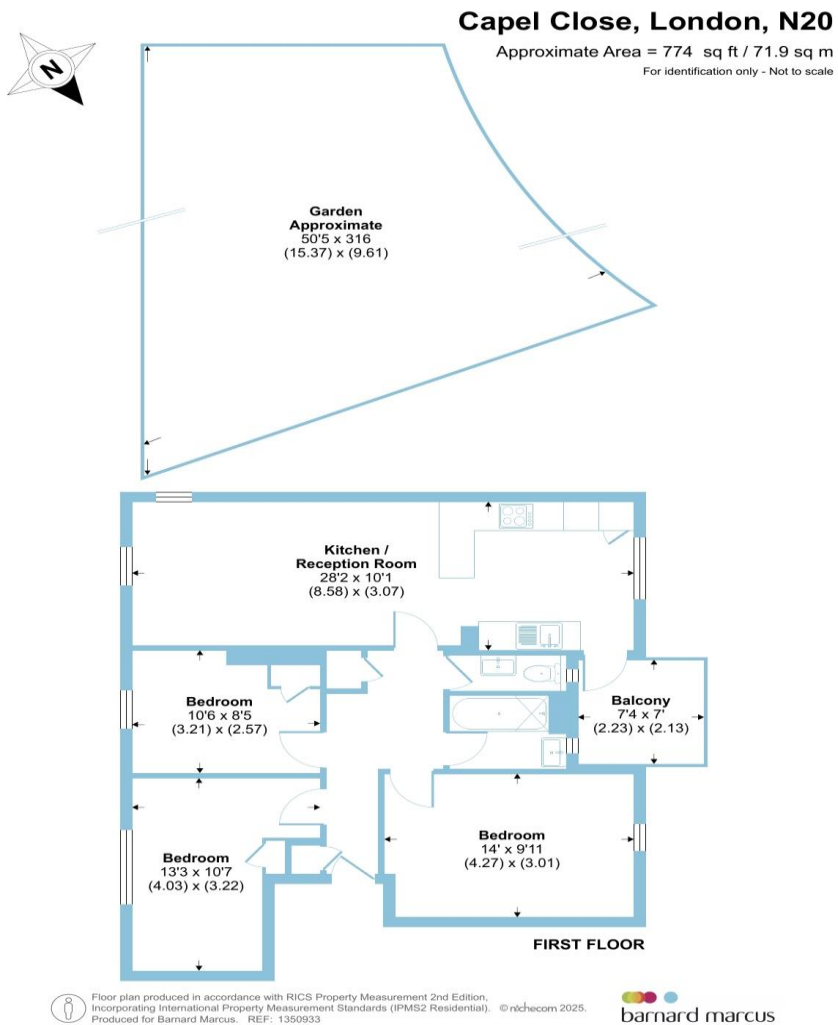




Capel Close, London N20 0QU



welcome to Capel Close, London

- Three Bedrooms
- South Facing Garden
- Cul-De-Sac Location
- Balcony & Parking
- 0.4 miles to Totteridge & Whetstone Tube Station

Tenure: Leasehold
EPC Rating: C

Council Tax Band: C
Service Charge: 164.44
Ground Rent: 10.00

offers in excess of **£400,000**



A second floor three-bedroom apartment with private southerly facing garden located in this peaceful cul-de-sac. This home has been well-maintained by the current owner and is offered in very good order.

The front door opens onto a welcoming and spacious entrance hall giving you access to an open plan modern fitted kitchen lounge diner. There are three good-sized bedrooms, additionally there is a balcony and a garden solely for the use of this home. This property also offers a family bathroom with separate WC. Parking facilities are located at ground level and is solely for the use of residents, this home does have the added benefit of external storage. Totteridge & Whetstone Tube Station is situated 0.4 miles of this home, with an array of local shops, eateries and bus routes available on Whetstone High Road. With good transport connections in close proximity this property could appeal to buyers needing to commute to Central London or perhaps it could suit those looking to get on the property ladder or searching for an investment opportunity. Ready to move straight into, this home should definitely be viewed. 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/WTS107562

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Apr 1983. 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:
WTS107562 - 0004



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