

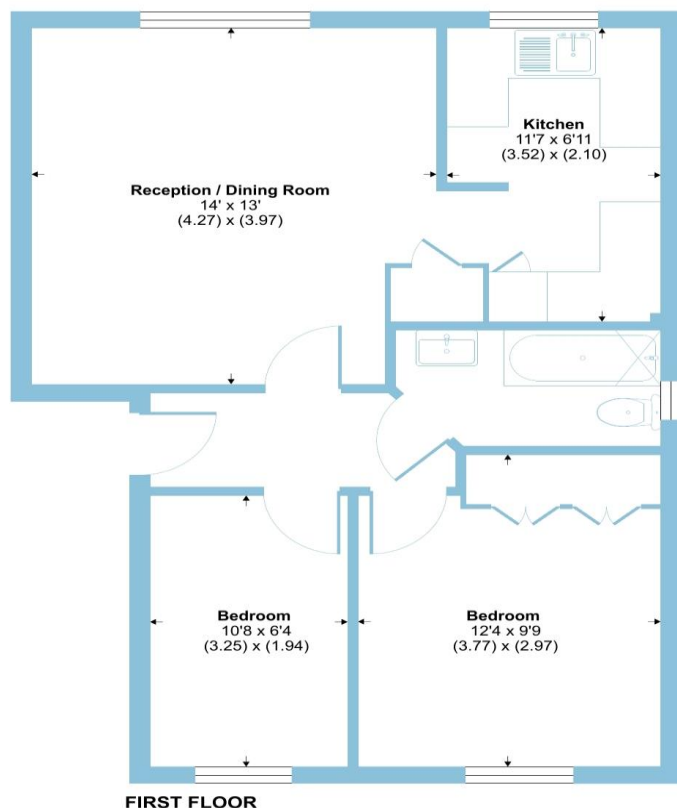


Greenside Close, London N20 0PA



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Approximate Area = 531 sq ft / 49.3 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). © richiecom 2025. Produced for Barnard Marcus. REF: 1361419

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welcome to Greenside Close, London

- Two Bedroom Flat
- Two Parking Spaces
- First Floor

Tenure: Leasehold
EPC Rating: C

- Whetstone Tube 0.5 Miles Away
- Communal Gardens

Council Tax Band: D Service Charge: 3500.00
Ground Rent: 250.00

offers in excess of **£350,000**



A modern and well-presented two-bedroom first floor apartment located within 0.4 miles of Whetstone High Road and Totteridge & Whetstone underground station. The property benefits from a spacious communal garden, two parking spaces.

A well-proportioned first floor two-bedroom apartment located in this peaceful cul-de-sac location. On entering this first floor apartment you are welcomed by a spacious entrance hall giving access to a living dining area, fitted kitchen area and family bathroom, with additional storage in loft space. This residence could be an ideal first home or a great 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.

view this property online barnardmarcus.co.uk/Property/WTS107608

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS107608 - 0004

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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barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk