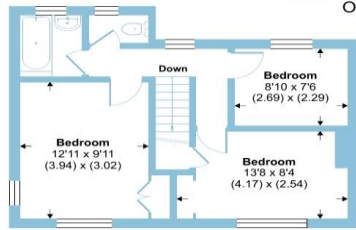




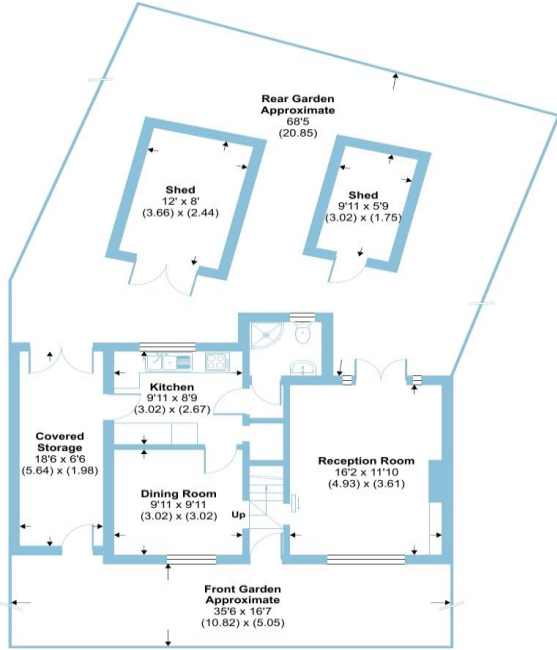
Russell Gardens, London N20 0TR

Russell Gardens, London, N20

Approximate Area = 1058 sq ft / 98.3 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1212 sq ft / 112.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Barnard Marcus. REF: 1120885



welcome to Russell Gardens, London

- Three Bedroom Semi-Detached Home
- Own Driveway
- 68ft Long South Facing Rear Garden
- Potential to Extend STPP
- Sold Chain Free

Tenure: Freehold

EPC Rating: Awaited

£600,000



Located on a quiet cul-de-sac in the heart of Whetstone you will find this three bedroom semi-detached family home. The residence could suit families looking for a home within close proximity to schools and the areas local parks. Approached via its own driveway and providing off road parking facilities to the front is this very well-presented semi-detached home. The residence offers a welcoming entrance hall leading onto the 16ft long reception room and dining room which leads onto the separate fitted kitchen and downstairs shower room. To the first floor you will find three good-sized bedrooms and family bathroom with separate w/c. The property benefits from a 68ft long South facing rear garden. There is potential to extend into the loft, rear and side subject to the necessary planning consents. 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/WTS106277](https://www.barnardmarcus.co.uk/Property/WTS106277)



Property Ref:

WTS106277 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)