



High Road, Whetstone, N20

OIEO £425,000

 2 Bedrooms  1 Bathroom  1 Reception




Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

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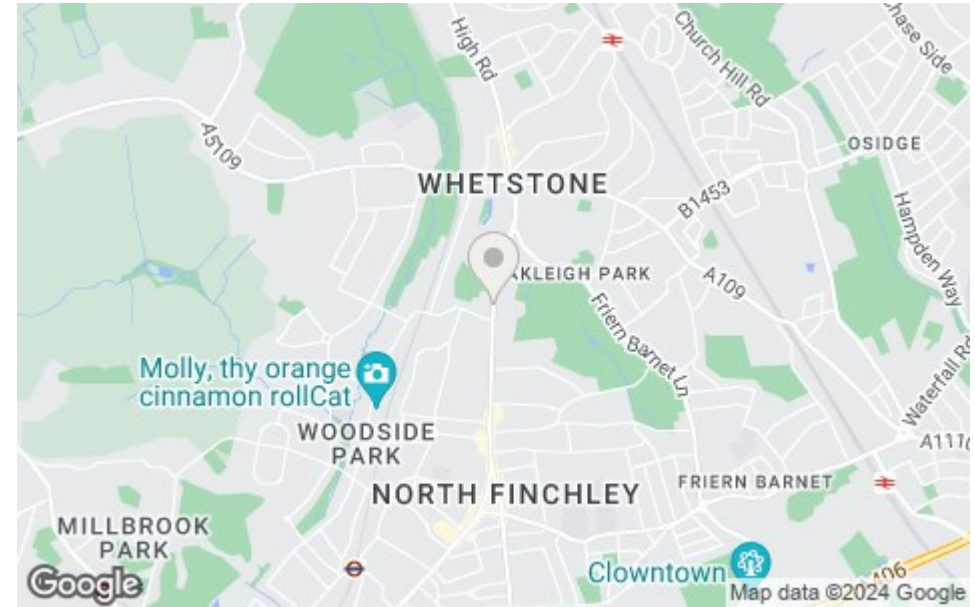
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Key Features

- Two Double Bedrooms
- Modern kitchen
- Top Floor Apartment
- Close to Shops, Amenities & Transport
- Double Glazing
- Garage

Other Information

Tenure: Share of Freehold
Length of Lease: 998 Years
Ground Rent: Nil
Service Charge: £1,940.00 P/A
Council Tax Band: C




Nearest Stations

Totteridge & Whetstone Station 0.4 miles
Woodside Park Station 0.5 miles
Oakleigh Park Station 1.1 miles

Property Description

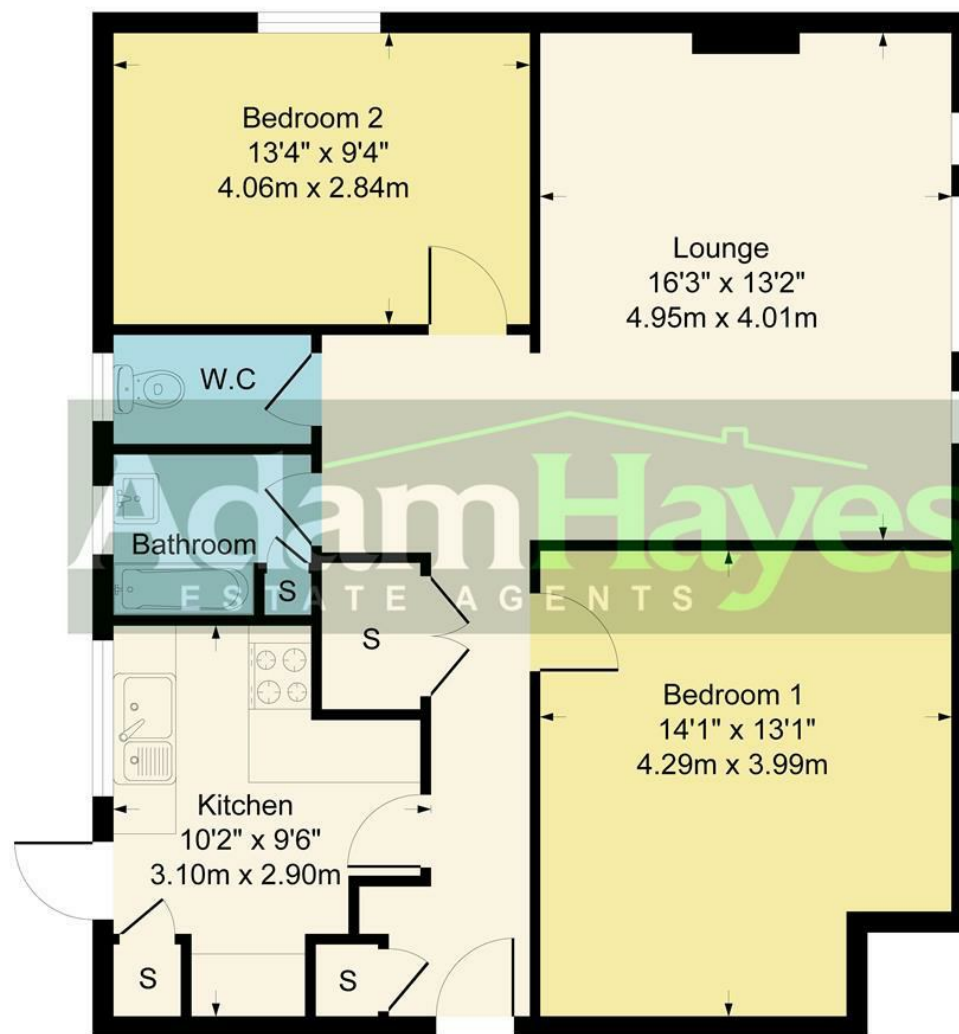
Situated in a quiet purpose-built block set back from Whetstone High Road and conveniently located within ½ mile of Totteridge & Whetstone tube station, this top-floor apartment features two double bedrooms. The flat boasts two generously sized bedrooms, a spacious reception room, a modern separate kitchen, and a main family bathroom, offering a comfortable and contemporary living space throughout. The reception room is filled with natural light, creating a bright and welcoming ambiance. Additional benefits include the use of communal gardens, a separate allocated parking space, gas central heating, and double-glazed windows. Located in a popular and thriving neighborhood, the area offers a wide range of amenities, trendy cafes, restaurants, and shops all within easy reach as well as Swan Lane Park within walking distance. To truly appreciate the size, location, and condition, an internal viewing is highly recommended through the sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**Approximate Gross Internal Area
834 sq ft - 77 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.