



Fernwood Crescent, Whetstone, N20 0RN  
£525,000 Leasehold      Council Tax Band D

**REAL ESTATES**  
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A larger than average 3 bedroom, 2 bathroom flat extending to circa 1,000 sq. ft. - perfect for first-time buyers, downsizers and young professionals.

The apartment boasts an array of modern conveniences, finished to a high specification, offering a bespoke kitchen, spacious bedrooms with an abundance of natural light, a private SOUTH EAST facing garden and OFF STREET PARKING FOR 1 CAR.

Fernwood Crescent is located approximately 1 mile from both Totteridge & Whetstone Northern Line tube & Oakleigh Park Mainline stations providing easy access to central London, as well as local shops, restaurants, supermarkets and open green spaces. Also within the catchment for good local schools.

Viewing is highly advised by Sole Agents Real Estates. EPC rating: D







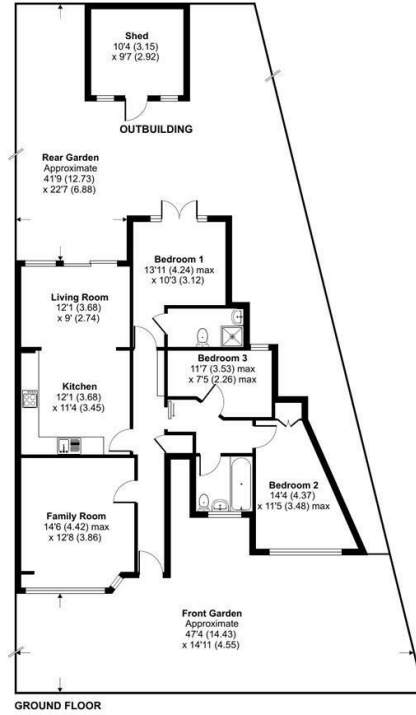
# Fernwood Crescent, London, N20

Approximate Area = 989 sq ft / 91.8 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 1089 sq ft / 101 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Real Estates. REF: 1161647

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	67	77
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



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