

(SELLING ON BEHALF OF EXECUTORS) GROUND FLOOR STUDIO FLAT - FOR SALE



17 THATCHAM COURT, HIGH ROAD, WHETSTONE N20 9QU

A conveniently positioned, ground floor, studio flat of approximately 450 ft² (41.8m²), located just beyond the main shopping facilities of Whetstone High Road which include; *Marks & Spencer Food Hall*, *Waitrose* and an array of other coffee shops, cafes, restaurants & retail units. The property lies a little over half a mile from both Totteridge & Whetstone underground station (Northern Line) & Oakleigh Park Station (mainline).

Viewings - strictly by appointment only

ACCOMMODATION

MAIN ROOM ● KITCHEN ● BATHROOM ● ENTRANCE HALLWAY with storage cupboards
ELECTRIC HEATING & HOT WATER CYLINDER ● DOUBLE GLAZED

GUIDE PRICE: £250,000 LEASEHOLD – CHAIN FREE

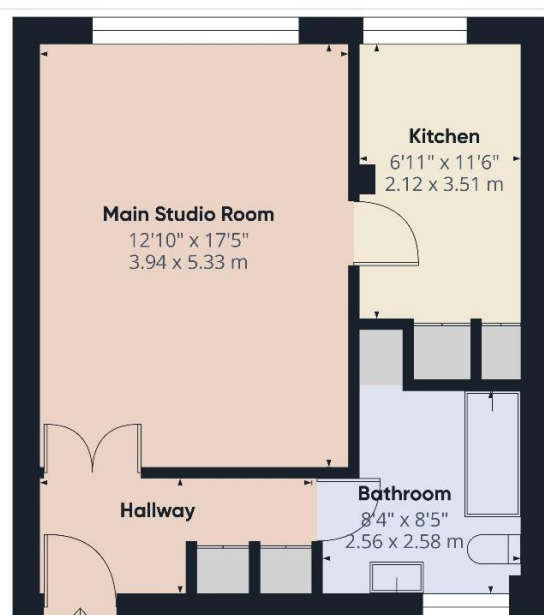


PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk



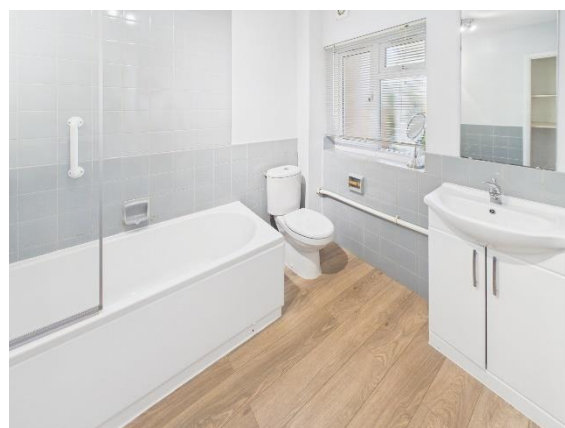
Tenure: 199-year lease from Dec 1965 (appx 138 years remaining)

Outgoings:

The seller advises that the combined outgoing for buildings insurance, service charge & ground rent were in the order of £1,165 for 2025 (2026 figures tbc).

Council Tax: Band B

EPC Rating: D66



Please note: In compliance with the 1979 Estate Agent's Act, we declare that the executor of the estate is a relative of an employee at Maunder Taylor (the selling agent).



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