



OAKLEIGH ROAD NORTH, WHETSTONE, N20

A bright, spacious and well presented ground floor maisonette boasting; one double bedroom, a modern fitted bathroom, a separate fully fitted kitchen, 14ft living room, access to its own rear garden and benefitting from double glazing and gas central heating.

The property is located close to local transport links with Totteridge & Whetstone (Northern Line) less than a mile away and is close to the local amenities of Whetstone High Road. In addition, Oakleigh Road North provides a convenient parade of shops including a Tesco Extra and a pharmacy.



ACCOMMODATION

* GROUND FLOOR MAISONETTE WITH OWN FRONT DOOR * ENTRANCE HALL * BRIGHT & SPACIOUS RECEPTION ROOM WITH LAMINATE FLOORING * GOOD SIZED DOUBLE BEDROOM * WELL FITTED, SEPARATE KITCHEN * MODERN BATHROOM * PRIVATE REAR GARDEN * CLOSE TO LOCAL AMENITIES *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £335,000 LEASEHOLD

ENTRANCE HALL

LIVING ROOM 13" x 14'6" (3.96m x 4.42m)

Bright, airy & spacious living room with coving, ceiling rose and picture rail detail. Double glazed window to the front aspect with radiator beneath. Laminate flooring with fitted shelving in the alcove.



LIVING ROOM (PIC 2)



KITCHEN 10'10" x 10'6" (3.30m x 3.20m)

A bright and neutrally decorated kitchen with gas hob and fitted double oven. Plumbed for washing machine and dishwasher, tiled flooring and tiled splash back. Stainless steel sink with mixer tap, overlooking the back garden via double glazed window. Second window to the side aspect letting in more natural light. Laminate worktops and radiator. Shaker base and wall units and large larder cupboard.



KITCHEN (PIC 2)



BEDROOM 11'7" x 11'6" (3.53m x 3.51m)

Carpeted and neutrally decorated double bedroom with picture rail detail. Double glazed window to the rear aspect, overlooking the garden, with radiator beneath.



BATHROOM

A white bathroom with three piece suite comprising of L-shaped shower bath with glass shower screen, low flush WC and wash hand basin with vanity unit, mixer tap and mirrored cabinet above. Two double glazed frosted windows, tiled flooring and partially tiled walls. Chrome heated towel rail.



GARDEN 26'0" x 23'8" (7.95m x 7.22m)
Partially laid to lawn and partially paved private garden.



REAR ELEVATION



Oakleigh Road North, Whetstone, N20

Approximate internal area: 539sqft (50sqm)

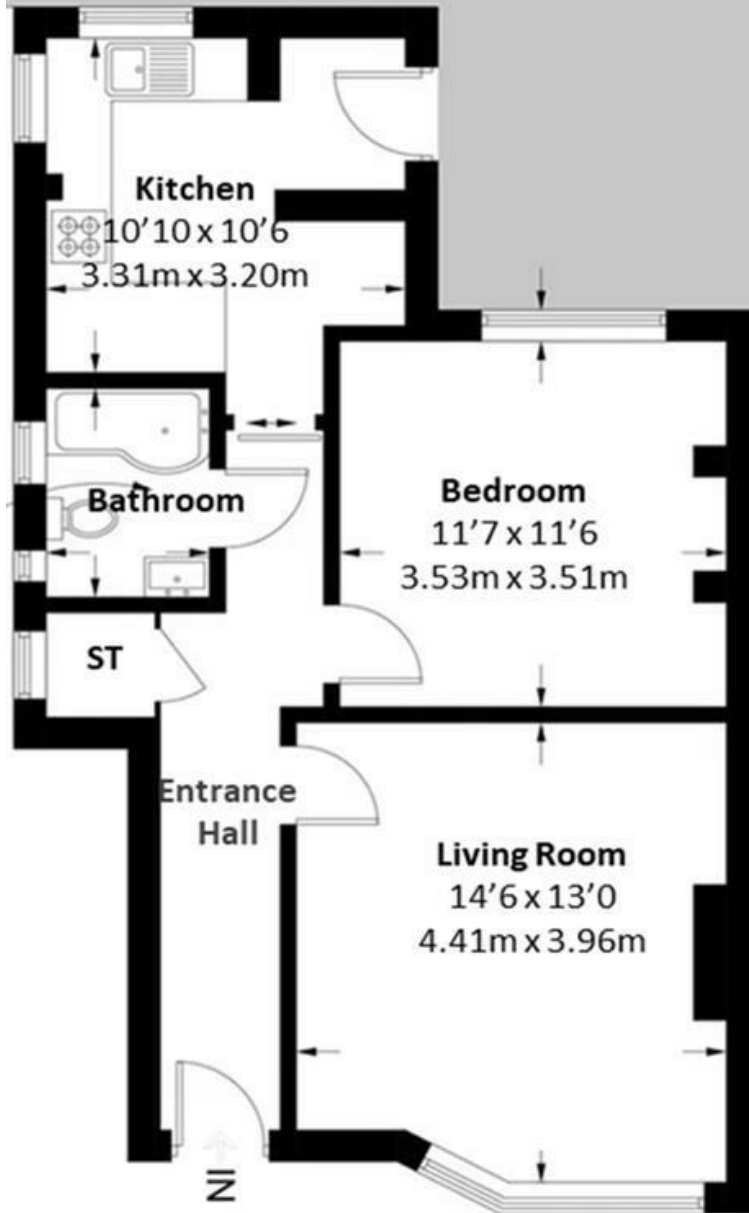
All measurements are approximate and are for illustrative purposes only.



Garden

Approx: 26'0 x 23'0

7.95m x 7.22m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.