

## FOR SALE – CHAIN FREE A 3-BEDROOM DUPLEX FLAT



### 1301a HIGH ROAD, WHETSTONE, N20 9HX

This three-bedroom duplex flat is situated above a retail parade along Whetstone High Road. Totteridge & Whetstone (Northern Line) & Oakleigh Park (Mainline) stations serve the general area, and the High Road is served by several bus routes.

Whetstone has a good array of retail premises, restaurants & coffee shops - including; *M&S Food Hall, Waitrose, Boots & Costa*.

#### FEATURES AND ACCOMMODATION

THREE BEDROOMS • LOUNGE/DINING ROOM • MODERN KITCHEN  
BATHROOM/WC • GAS CENTRAL HEATING • DOUBLE GLAZING • ENTRYPHONE  
ROOF TERRACE • ALLOCATED PARKING SPACE • EXTENDED LEASE

**GUIDE PRICE: £410,000 – LEASEHOLD**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD 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.

Street entrance gate with intercom & access to stairs ascending to the rear terrace of the flats (there are further stairs down to the car park area to the rear).

### **Roof Terrace Area:**

Each flat enjoys an area immediately outside their property with enough space for table and chairs. Front door opening to;

### **Entrance Hallway:**

Laminate flooring, storage cupboard housing the electricity meter, useful under stair space, entry phone, radiator & doors to;

### **Lounge/Dining Room:**

Double aspect with double glazed windows to front & rear, laminate flooring, serve through to the kitchen, built in store/cloak cupboard, radiator.

### **Kitchen:**

Modern range of wall & base units, space for upright fridge freezer, space & plumbing for washing machine & dishwasher, 4 ring gas hob with hood above & oven below, tiled flooring, stainless steel sink & drainer with mixer tap, double glazed window to front, combination boiler, tiled splashback.

*Turning stairs ascend from the entrance hall to the landing, doors to;*

### **Bedroom One:**

Double glazed window with far reaching view to the west, radiator.

### **Bedroom Two:**

Double glazed window to the front, radiator.

### **Bedroom Three:**

Double glazed window to the front, radiator.

### **Bathroom/WC:**

Panelled bath with mixer tap and hand spray shower, tiled surround, tiled flooring, double glazed obscure glass window to the rear, wash basin, low flush WC, heated towel rail/radiator.

### **Parking:**

Allocated parking space within the resident's section of the car park.

### **Tenure:**

Recent lease extension - now totalling over 150 years at a peppercorn ground rent

**Service Charge:** TBC



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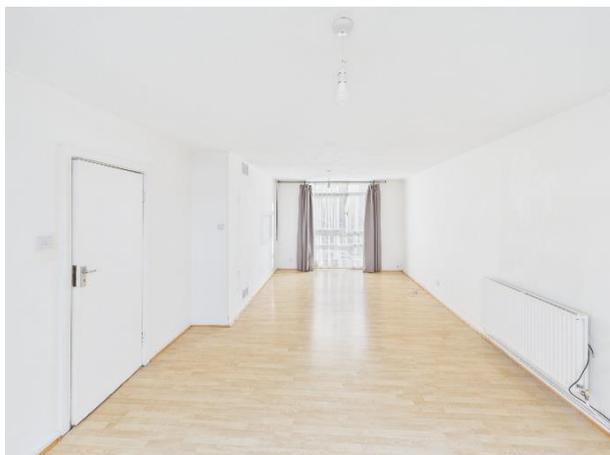
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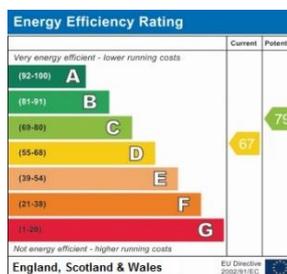
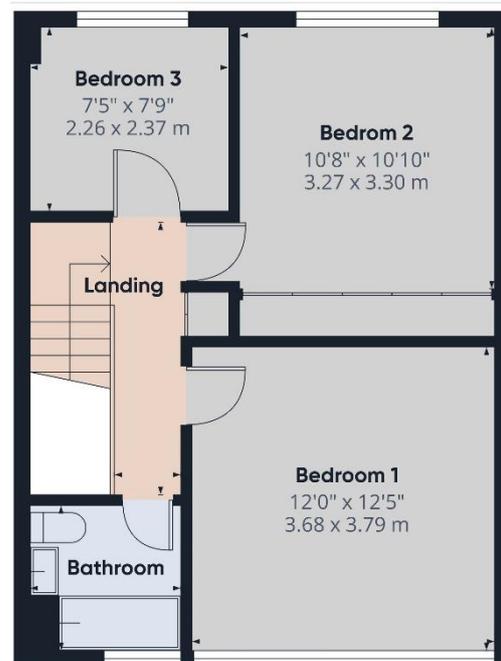
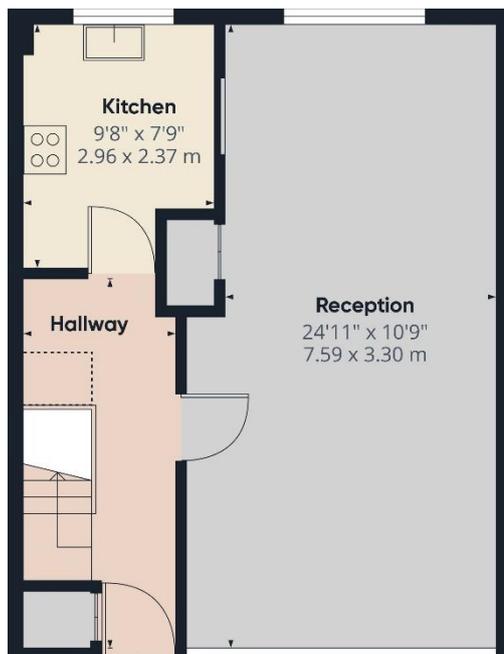
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