



Athenaeum Road, Whetstone

N20

150
YEARS

HAMPTONS
INTERNATIONAL

First floor period property with its own garden

Hamptons International

1370 High Road, Whetstone, London, N20 9BH
Sales.

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www.hamptons.co.uk

Recently Modernised | Open plan Living / Kitchen | Double Bedroom | Luxury Shower Room/WC | Own south facing garden | Share of Freehold | Low outgoings | Totteridge and Whetstone Tube Station 0.4 mile | Oakleigh Park Mainline 0.4 mile

Offers in excess of £340,000 Share of Freehold

Description

Situated in one of Whetstone's premier tunings within only a short walk to both Oakleigh Park Main Line Station with its fast train into Kings Cross and Moorgate, and to Totteridge & Whetstone Northern Line Tube as well as the lovely shops and café bars along the High Road.

This first floor flat has been converted from a fine period property and has recently been modernised, as a spacious one Double bedroom, shower room and open plan living room/kitchen.

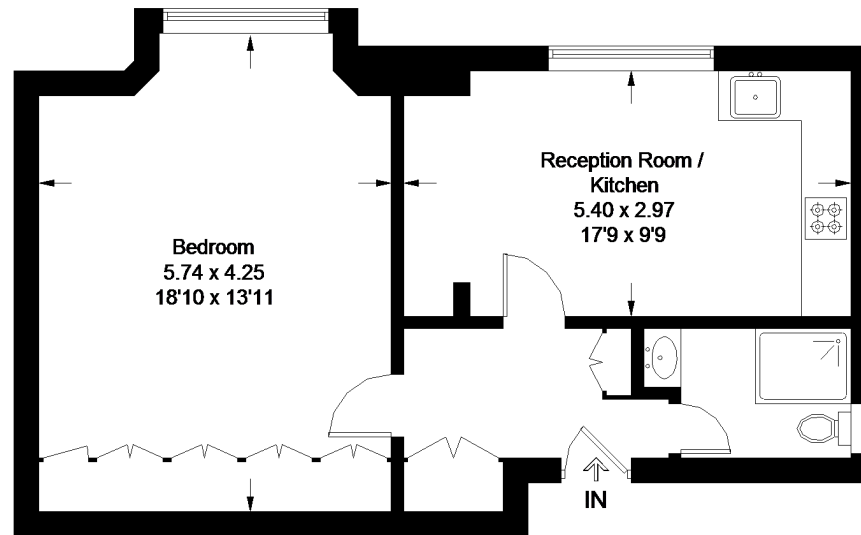
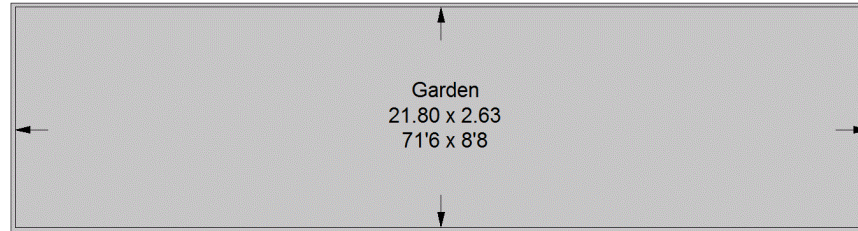
Benefitting from a 'Share in the Freehold' and its own section of south facing garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Athenaeum Road

Approximate Gross Internal Area
49.9 sq m / 537 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID530613)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

