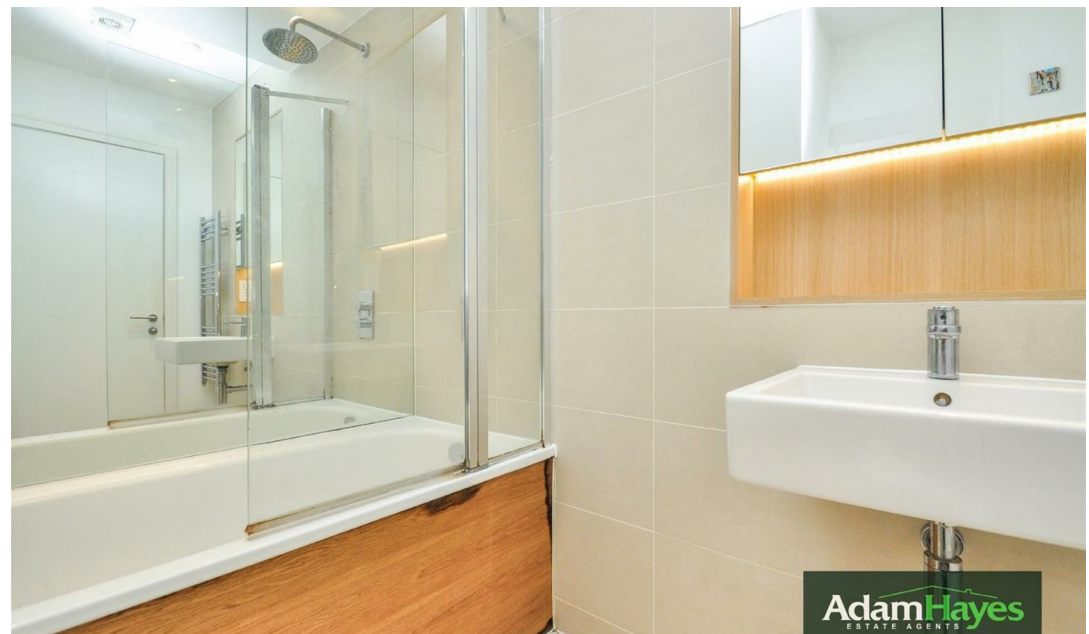
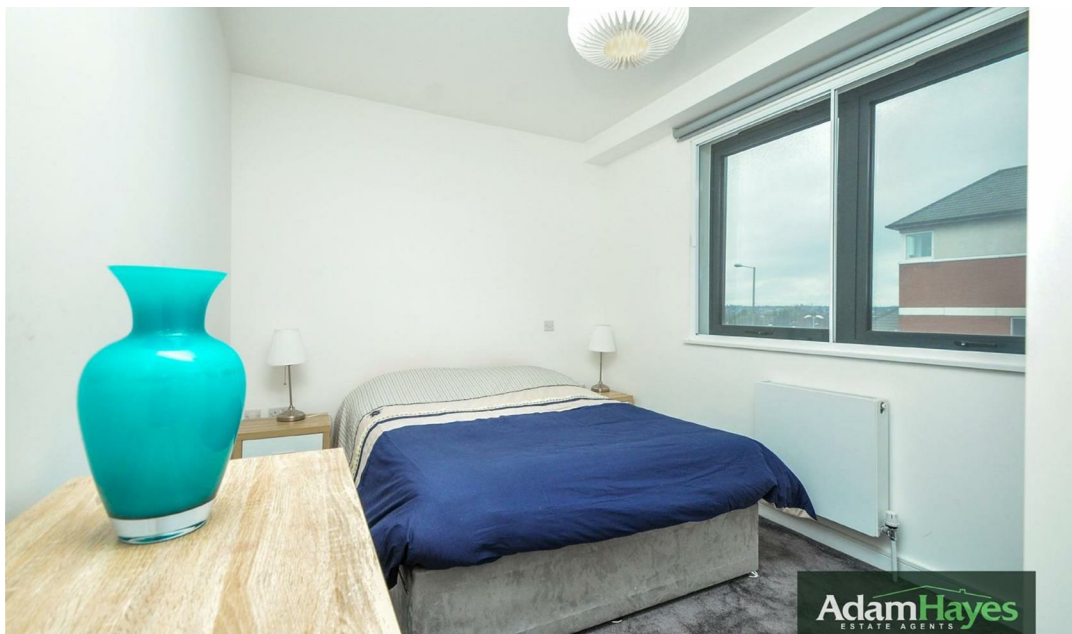
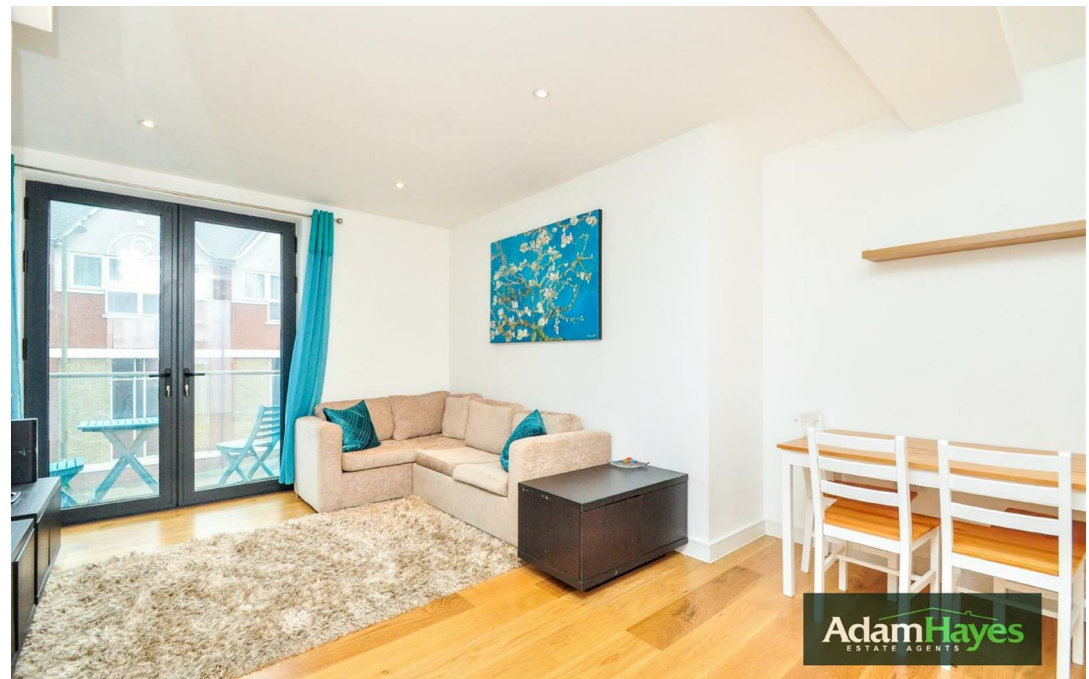






Adam Hayes - North Finchley Office - Lettings 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Totteridge Lane, Whetstone, N20

£1,700 PCM

 1 Bedrooms  1 Bathrooms  1 Receptions

## Key Features

- One Bedroom Purpose Built Flat
- Modern Open Plan Kitchen
- Three Piece Bathroom
- Balcony
- Double Glazing
- Great Locatoon

## Nearest Stations

- Totteridge & Whetstone Station - 0.1 Miles

## Property Description

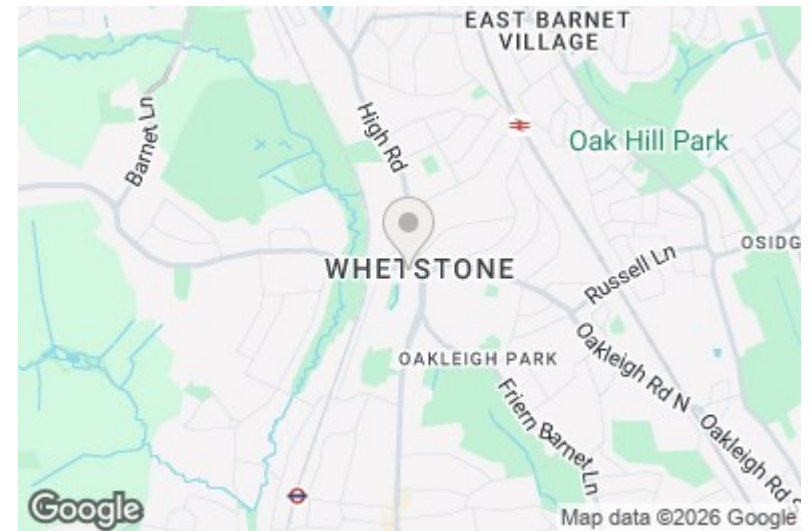
Conveniently situated just 0.1 miles from Totteridge & Whetstone Tube Station (Northern Line) and moments from a wide range of shops and local amenities, is this modern one-bedroom first-floor apartment within a popular lift-serviced block. The property features a contemporary open-plan kitchen with fully integrated appliances, a private balcony, double glazing, a stylish three-piece bathroom suite and a video entry phone system. The location offers an excellent selection of cafés, coffee shops, restaurants and a nearby Waitrose along Whetstone High Road. To fully appreciate the size, condition and convenience this home offers, an internal viewing is strongly recommended through the landlord's sole agents, Adam Hayes.

## Other Information

Council Tax Band: C

Length of Tenancy: Long Let

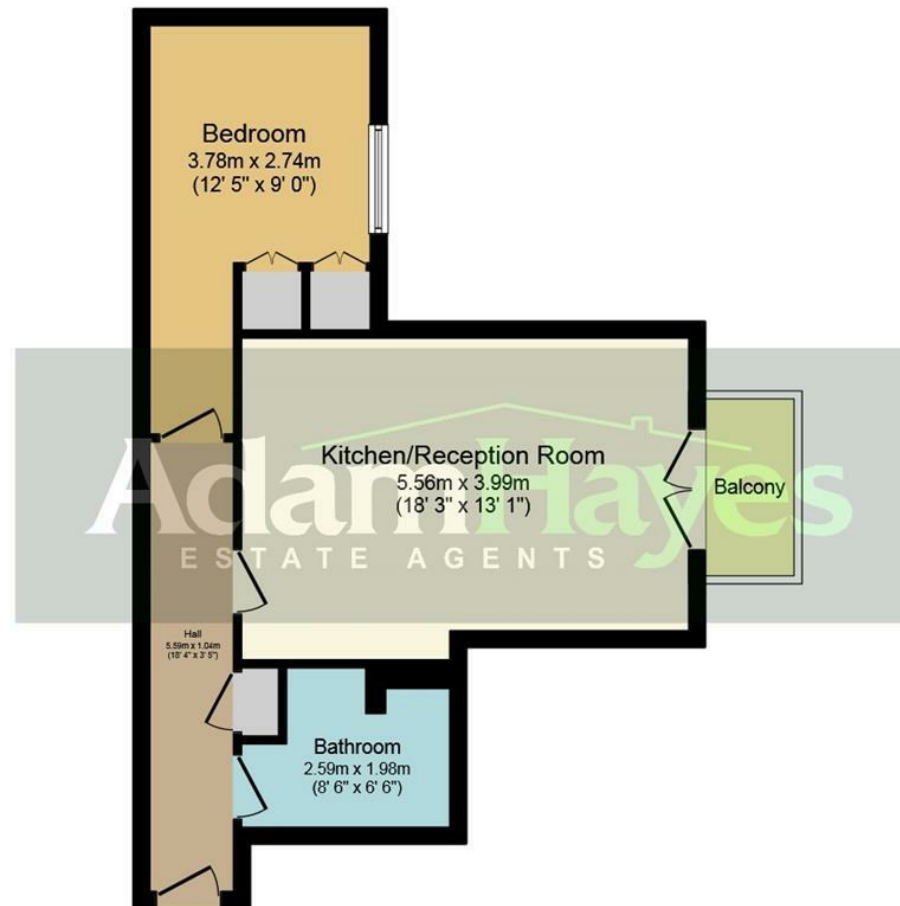
Deposit: £1,960



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         |                                                                                                             |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 75      | 75                                                                                                          |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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## Second Floor Plan

Total floor area 55.6 sq. m. (599 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.