



Athenaeum Road, Whetstone, N20

 1 Bedroom  1 Bathroom  1 Reception

Guide Price £325,000



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

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### Key Features

- One Double Bedroom
- Top Floor (Second Floor) Apartment
- Modern Kitchen
- Ample Storage
- Gas Central Heating
- Communal Gardens

### Other Information

Tenure: Leasehold  
Length of Lease: TBC  
Ground Rent: TBC  
Service Charge: TBC  
Council Tax Band: C



### Nearest Stations

Oakleigh Park Station	0.4 miles
Totteridge & Whetstone Station	0.5 miles
New Barnet Station	1.2 miles

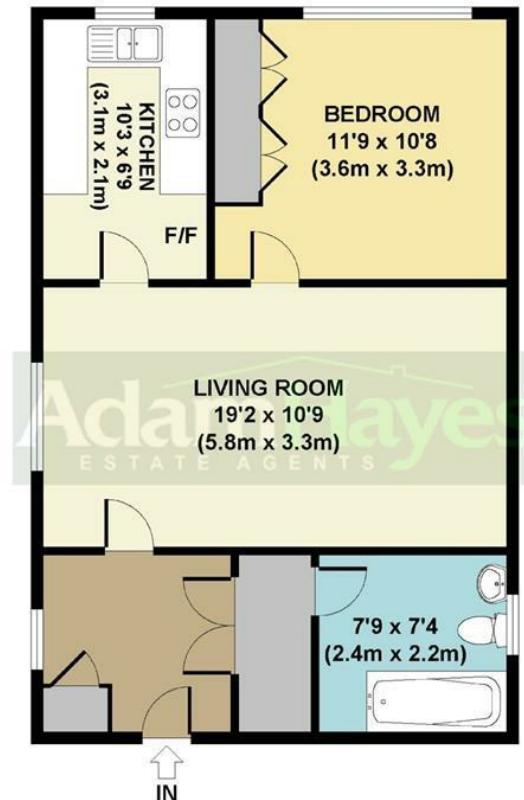
### Property Description

Situated just off Whetstone High Road and within a short walking distance to both Totteridge & Whetstone Tube Station and Oakleigh Park Overground Rail is this stylish one double bedroom top floor (second floor) apartment. The property features an approx.19ft reception room, a sleek modern kitchen, and a modern bathroom. Other notable benefits include gas central heating and access to well-maintained communal gardens. The property is ideally suited to first-time buyers or buy-to-let investors. Residents also benefit from proximity to the vibrant Whetstone High Road, which is just moments away and offers an excellent selection of cafés, shops, and restaurants, with Waitrose and M&S conveniently nearby. To really appreciate the location, condition and size, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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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GROSS INTERNAL  
FLOOR AREA 566 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 566 SQ FT / 53 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

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.