



Acton Walk, Whetstone, N20

 2 Bedrooms  2 Bathrooms  1 Reception

Guide Price £540,000



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### Key Features

- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- Modern Open Plan Kitchen
- High Ceilings
- unning Views of Private Communal Gardens
- Gated Underground Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 990 Years  
Ground Rent: £400.00 P/A  
Service Charge: £2,500.00 P/A  
Council Tax Band: E

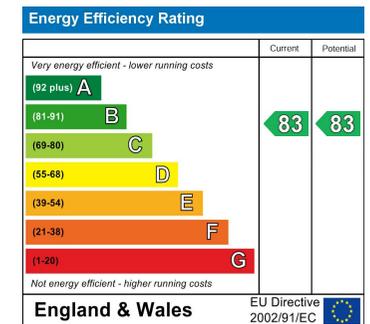


### Nearest Stations

Totteridge & Whetstone Station	0.3 miles
Oakleigh Park Station	0.5 miles
New Barnet Station	1.1 miles

### Property Description

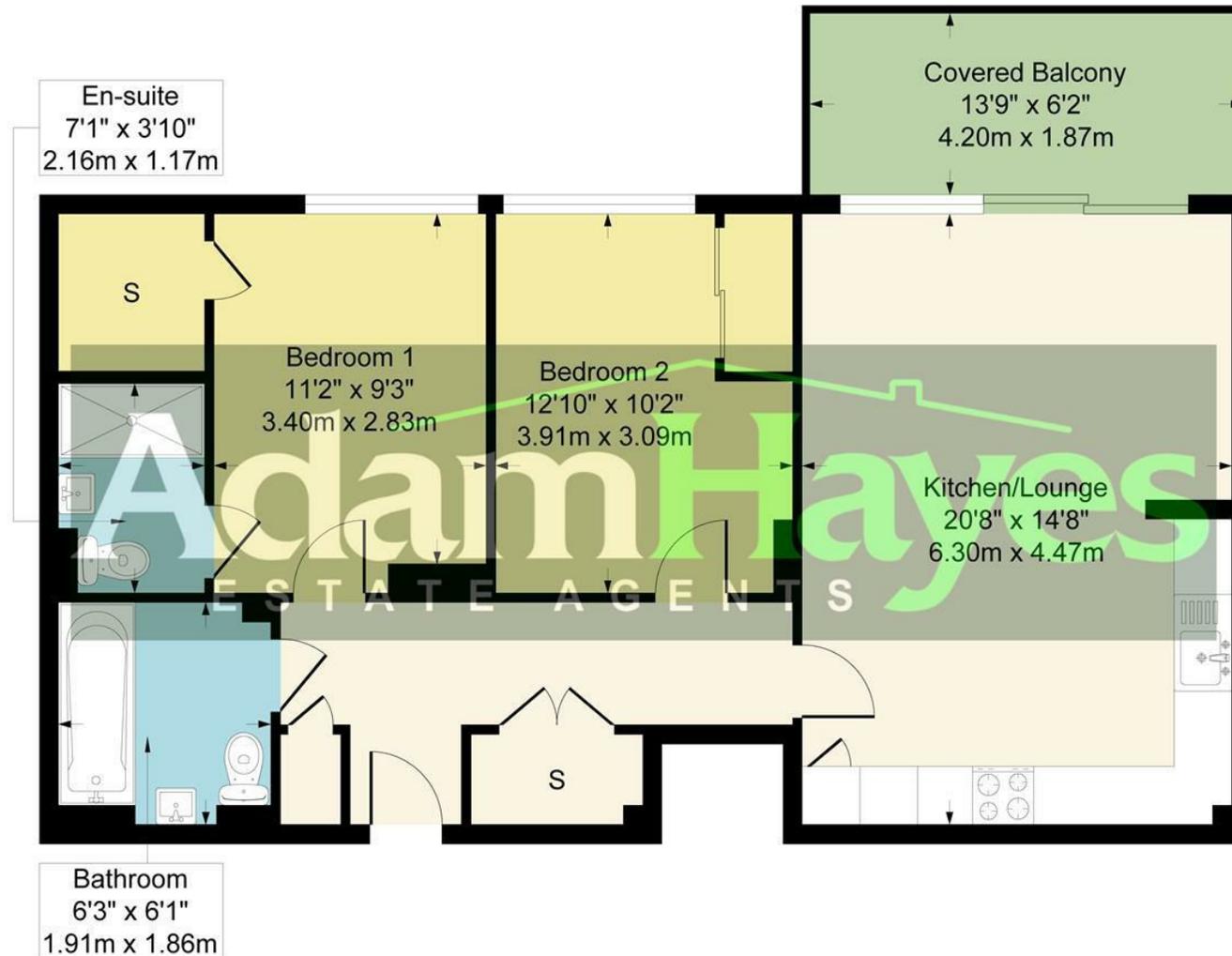
Conveniently located within a minutes' walk of Totteridge & Whetstone Underground Station and set within this modern lift-serviced development, is this well-presented two double bedroom, two bathroom (one en-suite) first floor apartment. The property boasts an impressive approx. 20ft reception room with a modern open-plan fitted kitchen incorporating integrated appliances, leading directly onto a private covered balcony overlooking the attractive communal gardens. The property further benefits from high ceilings, engineered oak flooring and solid oak internal doors. There are two generous sized double bedrooms, with the principal bedroom offering a walk-in wardrobe and en-suite shower room, in addition to a contemporary family bathroom. Externally, the property benefits from secure underground gated allocated parking, well-maintained communal gardens, and ample storage. Residents can further benefit from being in the heart of Whetstone, close to local shops, restaurants, and excellent transport links. To really appreciate the size, condition and location of this apartment, an internal viewing is highly recommended via the vendor's sole agents, Adam Hayes Estate Agents.



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## Approximate Gross Internal Area 810 sq ft - 75 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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.