

FOR SALE

TWO BEDROOM DUPLEX FLAT



1296b HIGH ROAD, WHETSTONE, N20 9HJ

A two-bedroom duplex flat arranged over the second & top (attic) floors. It will appeal to the end user looking for a spacious home, or the buy-to-let investor looking to maximise (and possibly reconfigure) the usable space.

Located above a retail unit, the property enjoys a convenient position in the heart of the shops, restaurants & coffee shops of Whetstone High Road. The flat is easily accessible to both Totteridge & Whetstone (Northern Line) and Oakleigh Park (Main Line) stations, and is served by several bus routes running along the High Road.

The property is available CHAIN FREE and will benefit from a new lease.

FEATURES AND ACCOMMODATION

TWO BEDROOMS • LOUNGE • KITCHEN • TWO USEFUL STORE ROOMS • BATHROOM/WC
GAS CENTRAL HEATING • DOUBLE GLAZING • NEW LEASE • CHAIN FREE

ASKING PRICE: £385,000 Leasehold

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.



Approached from the rear, via a pathway off Athenaeum Road. New communal entrance door with entry phone giving access to stairs ascending to the upper floors. This particular property is located on the second and top floors, with the entrance door from the first floor giving access to turning stairs ascending to;

Landing: With store cupboards, entry phone, radiator.

Lounge: **16'3 x 9'9 > 9' (4.90m x 2.97m > 2.74m)**

Two double glazed windows to the front, ornate fireplace surround, picture rail.

Kitchen: **14'8 x 8'6 (4.47m x 2.59m)**

Double glazed window to the rear, wall and floor cupboards, work tops with inset stainless steel sink with mixer tap and drainer, tiling above work tops, gas hob, built under oven, washing machine, ornate fireplace surround, cupboard housing a **Worcester** gas combi boiler.

Bedroom Two: **15'11 x 6'6 (4.85m x 1.98m)**

Double glazed window to the front, ornate fireplace surround, picture rail, radiator.

Bathroom/WC: Obscure glass double glazed window to the rear, panelled bath with mixer tap and hand spray shower attachment, pedestal wash hand basin, low flush WC, radiator.

Turning stairs ascend from the landing to the top floor;

Top Floor Landing: Skylight, access to;

Store Room One: **8'5 x 6'3 (2.59m x 1.91m).** Restricted headroom in part, radiator.

Bedroom One: **24' into bay > 20'10 x 15' into recess > 9' (7.32m > 6.35m x 4.57m > 2.74m)**

Double glazed window to the rear, eave storage cupboards, ornate fireplace surround, two radiators.

Store Room Two: **10'1 x 5'11 (3.07m x 1.80m)** Restricted headroom in part.

Tenure: Leasehold, new lease - terms to be finalised.

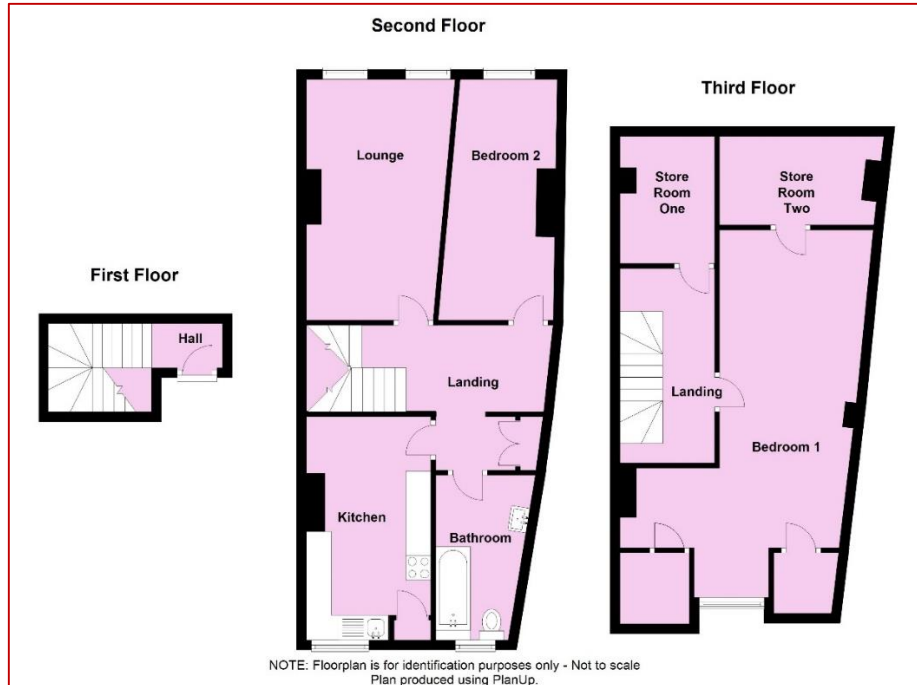
EPC: D56/79 – full details available upon request.

NB. *Some of the rooms are slightly irregularly shaped and the ornate fireplace surrounds are decorative only*



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