



Derwent Crescent, Whetstone, N200QH
Guide price £900,000



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Real Estates are delighted to offer for sale this rarely available 4 bedroom detached home backing onto North Middlesex Golf Club and situated in a much sought after crescent equidistant to both Totteridge & Whetstone and Woodside Park Northern Line tube stations.

The property does require updating and currently comprises 2 separate reception rooms, kitchen/breakfast room, guest cloakroom and utility room. Upstairs there is a spacious landing leading to 4 bedrooms, family bathroom and separate wc. Externally there is a mature rear garden of over 100ft and an integral garage via own driveway. This property offers FANTASTIC POTENTIAL to extend (STPP).

Ideally located moments walk to Totteridge & Whetstone tube station or Woodside Park. There is an array of lovely shops and cafés along the High Road as well as Boots, Waitrose and M&S Food Hall. Also within walking distance is Oakleigh Park Main Line Station with its fast train into Kings Cross & Moorgate and picturesque country walks of Brook Farm Open Space. The property falls within the catchment area for several sought after schools.

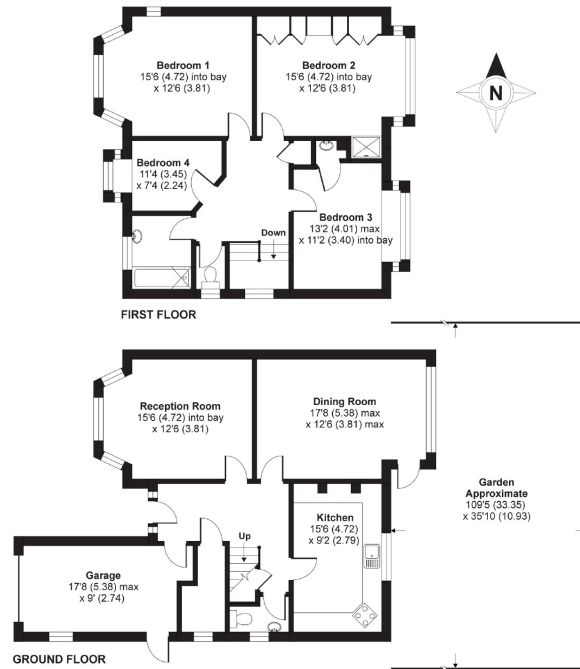
Early viewing strongly advised by contacting the vendors sole agent on 020 8445 3132





Derwent Crescent, Whetstone, London, N20

APPROX. GROSS INTERNAL FLOOR AREA 1705 SQ FT 158.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100	A		92-100	A	
84-91	B		84-91	B	
75-83	C		75-83	C	
69-74	D		69-74	D	
63-68	E		63-68	E	
55-62	F	37	55-62	F	30
49-54	G		49-54	G	
1-48			1-48		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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