



St Margarets Avenue, Whetstone, N20 9LL  
£775,000



REAL ESTATES

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NEW TO THE MARKET- A well presented 3 BEDROOM SEMI-DETACHED FAMILY HOME situated just a moments' walk to Totteridge & Whetstone Northern Line tube station as well as multiple shops, boutiques, restaurants and cafés at Whetstone High Road.

The property boasts fantastic potential to extend to the rear and into the loft (current owner have drawings available for the loft) if required (STPP).

Benefits include a spacious, newly construction decked terrace with steps down to the 80 FT GARDEN and off street parking to the front.

Early viewing highly recommended to avoid disappointment via the sellers sole agent Real Estates Totteridge.

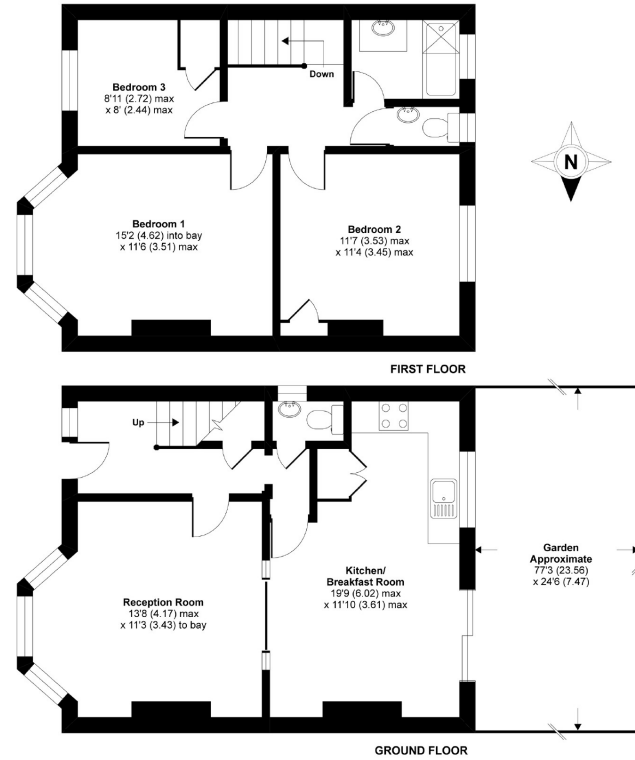




# St. Margarets Avenue, London, N20

Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Richecom 2021. Produced for Real Estates. RFP: 096703

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
102-109	B		86
81-101	C		
62-80	D	65	
43-61	E		
25-42	F		
1-24	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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