



St Margarets Avenue, Whetstone, N20 9LL
£950,000



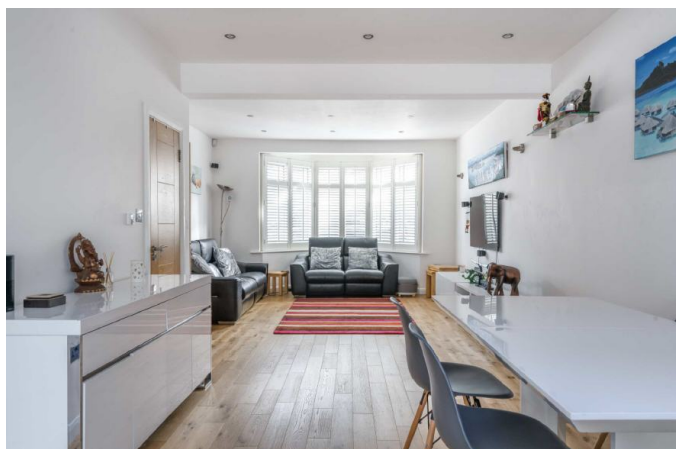
REAL ESTATES

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NEW TO THE MARKET- A well presented 4 BEDROOM, 2 BATHROOM (1 EN SUITE) SEMI-DETACHED FAMILY HOME providing approx 1750 sq ft internally, situated just a moments' walk to Totteridge & Whetstone Northern Line tube station as well as multiple shops, boutiques, restaurants and cafes at Whetstone High Road.

Benefits include UNDER FLOOR HEATING throughout the ground floor, modern fitted kitchen with integrated Neff appliances, bi fold doors opening onto terrace with steps down to the 80 FT GARDEN and off street parking.

Early viewing highly recommended via the sellers sole agent Real Estates Totteridge



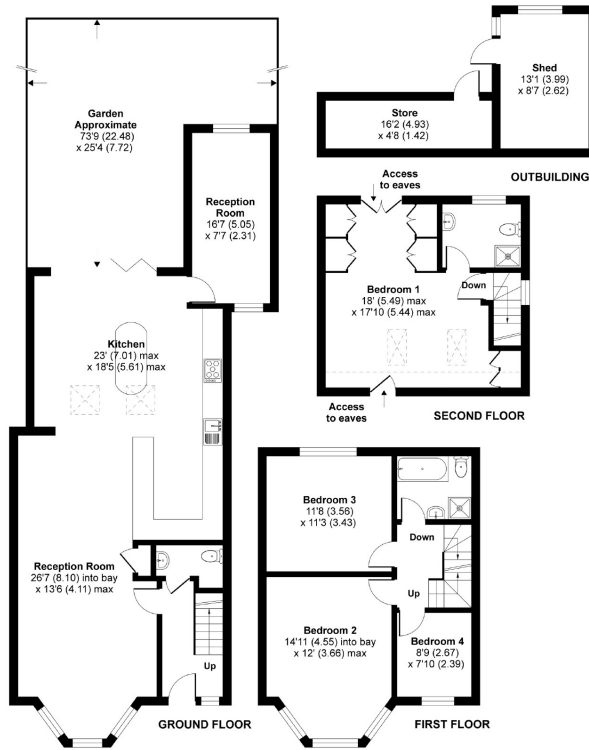


St. Margarets Avenue, London, N20

Approximate Area = 1744 sq ft / 162 sq m
 Limited Use Area(s) = 29 sq ft / 3 sq m
 Outbuilding = 191 sq ft / 18 sq m
 Total = 1964 sq ft / 183 sq m

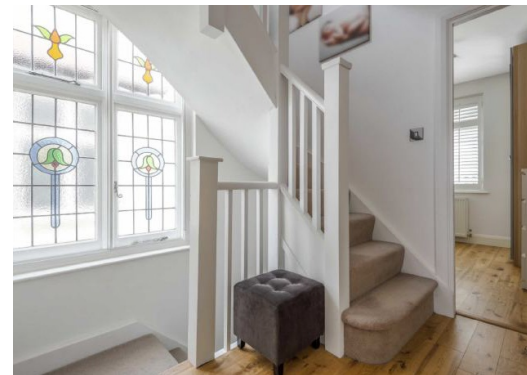


Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richteam 2020. Produced for Real Estates. RPR: 066267

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	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	69	77	63
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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