



Friars Avenue, Whetstone, N20 0XH  
Offers In Excess Of £1,000,000 Freehold Council Tax Band G

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A 4 bedroom semi-detached house having been updated to a high standard, situated in a highly desirable location located between both Bethune and Friary Parks, as well as North Middlesex Golf Course all on your doorstep. Unencumbered buyers only.

The ground floor comprises separate front aspect reception and study, open plan kitchen/breakfast area with sliding doors opening onto garden decking with steps down to Astroturf, utility room and guest cloakroom. To the 1st floor there are 3 bedrooms (all doubles) and a family bathroom. A further bedroom with en-suite is on the top floor completes the living accommodation. To the front of the property there is off street parking for 2 cars.

Oakleigh Park and New Southgate Overground stations and Totteridge & Whetstone Northern Line tube station are just a short drive away, as well as a great selection of highly regarded schools all making this an ideal family location.





# Friars Avenue, London, N20

Approximate Area = 1966 sq ft / 182.6 sq m  
 Limited Use Area(s) = 75 sq ft / 6.9 sq m  
 Shed = 61 sq ft / 5.6 sq m  
 Total = 2102 sq ft / 195.2 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 (IPMS Residential). © rinchcom 2022. Produced for Real Estates - REF: 807055

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			80
C			
D		50	
E			
F			
G			
Not energy efficient - higher running costs			

EU Directive



**Real Estates**Totteridge Office:  
 32 Totteridge Lane  
 Totteridge N20 9QJ

ll : 0208 445 3132  
 e : info@realestates-wsp.co.uk  
 w : www.realestates-wsp.co.uk