



Manor Drive, Whetstone, N20 0DZ

£2,500 Per Calendar Month

Council Tax Band E

**REAL ESTATES**

Est.1981

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**\*AVAILABLE NOW\* PART FURNISHED\*** A 3 bedroom semi-detached house situated within this desirable pocket of Whetstone. Positioned just over 1 mile to Totteridge & Whetstone Station (Northern Line), situated close to shops and restaurants whilst being moments from the green open spaces of Friary Park and Bethune Park.

The accommodation comprises **\* front reception room \* dining room \* kitchen/breakfast room \* guest cloakroom \* 3 bedrooms \* bathroom/wc \* good size garden \***

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

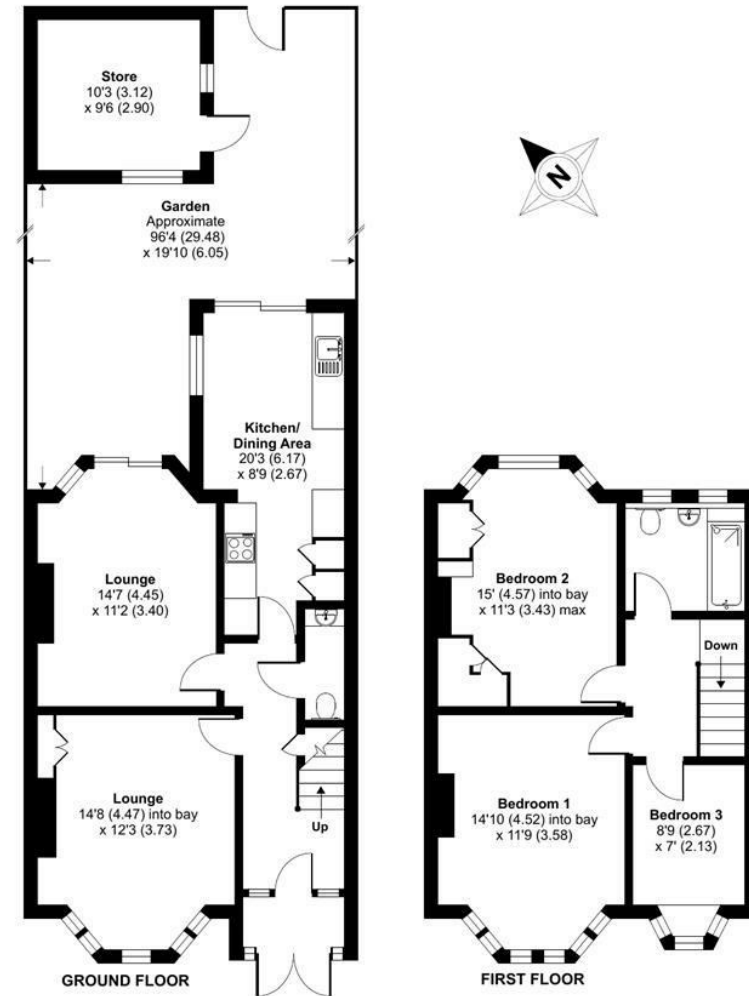
## Manor Drive, London, N20

Approximate Area = 1165 sq ft / 108.2 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 937858