Birley Road London, N20 0HB Asking price £725,000 Freehold



Tel: 020 8445 3694

Email: totteridge@statons.com

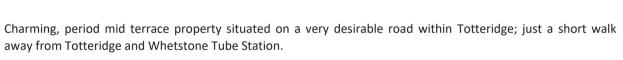
Bedrooms 4 | Bathrooms 2 | Receptions 2





13 Birley Road London, N20 OHB





As you enter this beautiful period home you are welcomed by the wonderful entrance hallway with lovely high ceilings throughout. There is a bright, separate front reception and to the rear a separate kitchen with a range of wall and base units and a formal dining room over-looking the rear garden.

To the first floor there are two double bedrooms, modern family bathroom and an additional single bedroom/ study. To the second floor is the master bedroom with en suite, built in storage and a Juliette balcony with stunning views across Totteridge.

To the rear of the property is a lovely south west facing garden with a patio leading onto a lawn with planted borders. To the front of the property is a walled front garden with plants and hedge to front aspect.

The property is within walking distance of Whetstone High Street and local amenities with the added benefit of having multiple bus routes and Totteridge and Whetstone tube station (Northern Line) being close by. Viewings





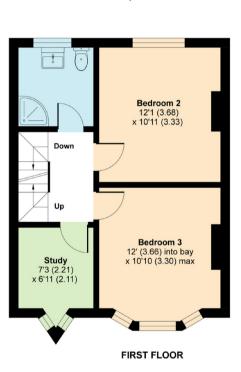






## Garden **Approximate** 45'8 (13.92) x 19'2 (5.84) Kitchen 8'6 (2.59) x 6'4 (1.93) **Dining Room** 12'1 (3.68) x 11'4 (3.45) Reception Room 13'10 (4.22) max x 12'5 (3.78) max

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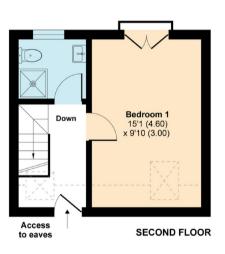


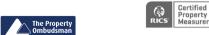
### Birley Road, London, N20

Approximate Area = 1108 sq ft / 103 sq m Limited Use Area(s) = 33 sq ft / 3 sq m Total = 1141 sq ft / 106 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). © n/checom 2020. Produced for Statons. REF: 651077

**GROUND FLOOR** 

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#### BARNET

1-2 Hadley Parade High Street Barnet, Herts EN5 SSX **Tel: 020 8449 3383** Fax: 020 8441 7676 barnet@statons.com

#### RADLETT

50 Watling Street Radlett Herts WD7 7NN Tel: 01923 604 321 Fax: 01923 859 182 radlett@statons.com

#### NEW HOMES SHOWCASE

204 High Street Hadley Green Barnet, Herts ENS 5SX **Tel: 020 8441 9555** Fax: 020 8441 7976 newhomes@statons.com

#### HADLEY WOOD 10 Crescent West

10 Crescent West Hadley Wood Herts EN4 0EJ **Tel: 020 8440 9797** Fax: 020 8440 8282 hadley@statons.com

#### **TOTTERIDGE** 28 - 30 Totteridge Lane

Totteridge London N20 9QJ Tel: 020 8445 3694 Fax: 020 8445 3217 totteridge@statons.com

#### BROOKMANS PARK

53 Bradmore Green Brookmans Park Herts AL9 7QS Tel: 01707 661144 Fax: 01707 644111 brookmans@statons.com