

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

STATONS

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Bedrooms 4 | Bathrooms 2 | Receptions 2





13 Birley Road
London,
N20 0HB



Charming, period mid terrace property situated on a very desirable road within Totteridge; just a short walk away from Totteridge and Whetstone Tube Station.

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



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). ©richecom 2020. Produced for Statons. REF: 651077

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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