




3 Athenaeum Road
Whetstone
London N20



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Seven contemporary
apartments / high spec
interiors / individually
designed kitchens with
elegant stone surfaces /
quality appliances /
private terraces / parking
spaces / lift to all floors



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Located in leafy side street just a few steps from the bustling Whetstone High Road, this modern development benefits from a wide selection of shops, bars and restaurants offering residents an enviable lifestyle of great transport connections, unlimited choice of places to socialise, and beautiful open spaces to relax and unwind.



Apt.1 (1st floor)

1 bed + study/2nd
bed apartment with
private terrace
53m² / 570 ft²

Apt.2 (1st floor)

1 bed apartment
38m² / 409 ft²

Apt.3 (1st floor)

2 bed, 2 bath apartment
with private terrace
63m² / 678 ft²

Apt.4 (2nd floor)

1 bed apartment
with private terrace
52m² / 559 ft²

Apt.5 (2nd floor)

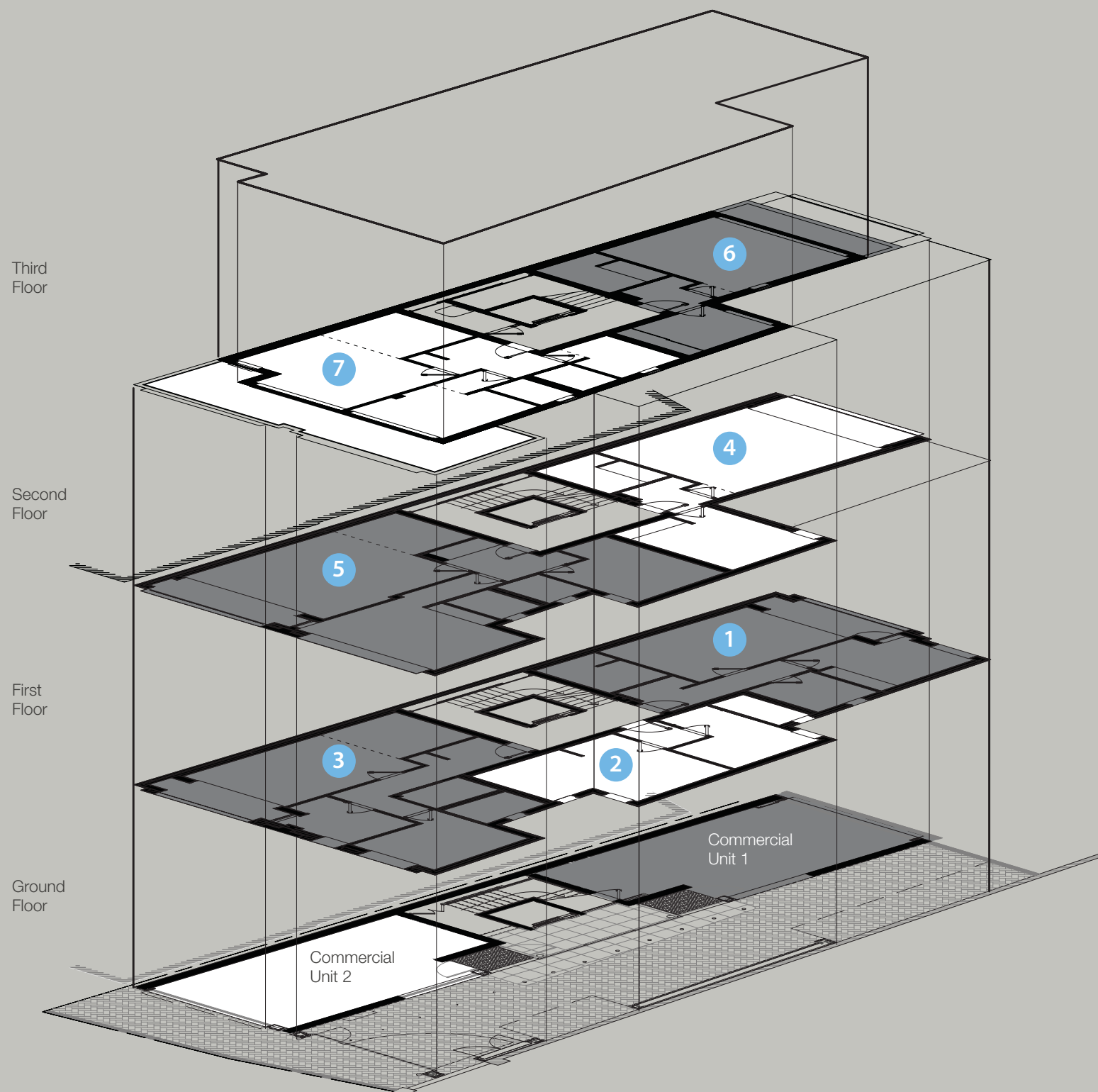
2 bed, 2 bath apartment
with private terrace
84m² / 904 ft²

Apt.6 (3rd floor)

1 bed penthouse
with private terrace
40m² / 431 ft²

Apt.7 (3rd floor)

2 bedroom, 2 bathroom
penthouse with large
private terrace
59m² / 635 ft²



1

1 bed + study/2nd bed apartment with private terrace

53m² / 570 ft²

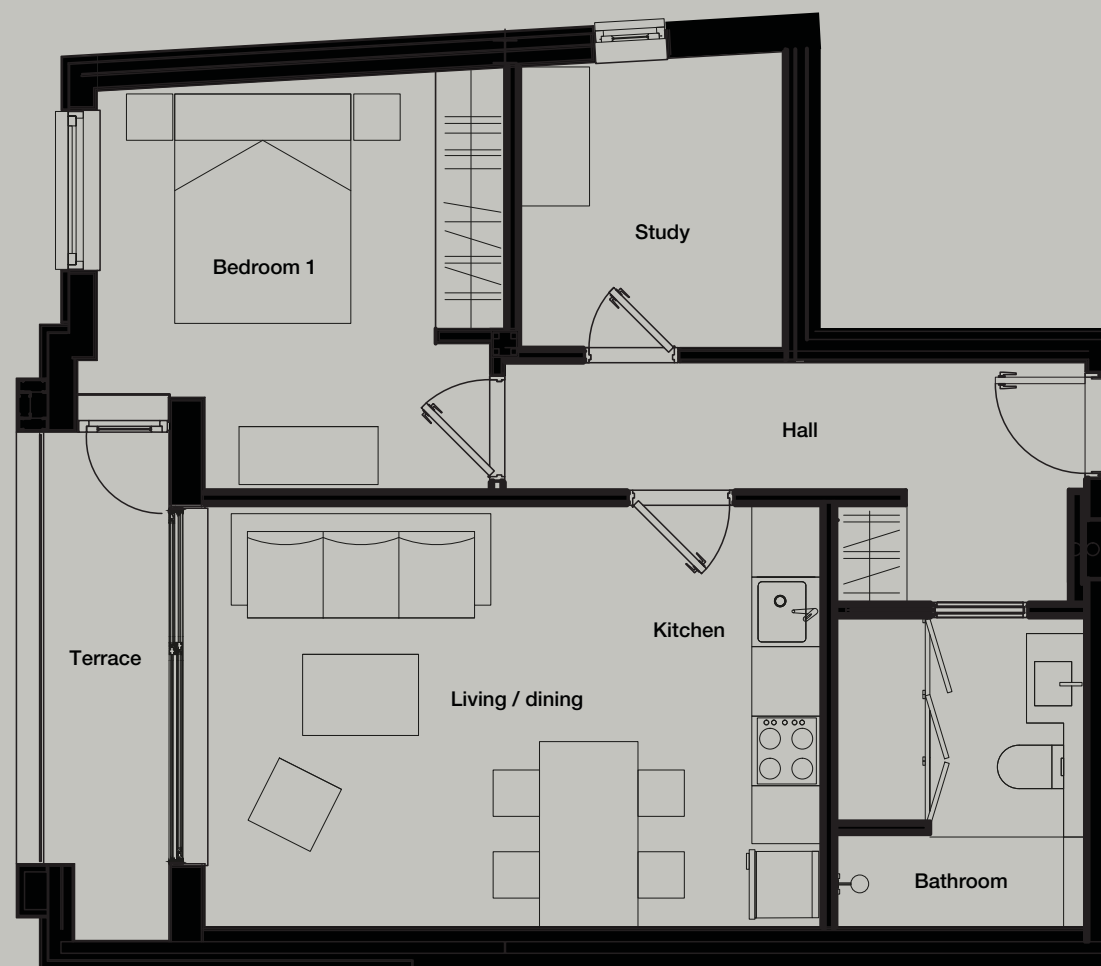
(First Floor)

Kitchen / Living / Dining:
6.4m x 3.7m
(20'11" x 12'2")

Bedroom 1
3.8m x 3.2m
(12'6" x 10'6")

Study
2.3m x 2.3m
(7'6" x 7'6")

Private terrace:
4.3m x 0.8m
(14'1" x 2'7")



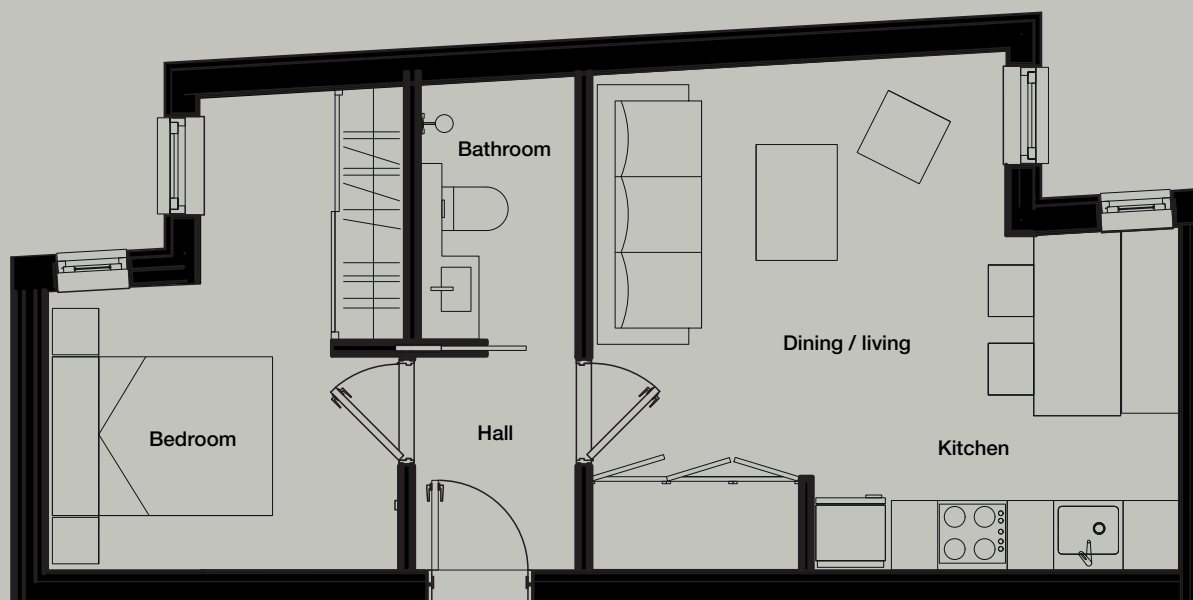
2

1 bed apartment

38m² / 409 ft²
(First Floor)

Kitchen / Living / Dining:
5.1m x 4.8m (16'8" x 15'9")

Bedroom 1 with en-suite:
4.4m x 3.9m (14'5" x 12'9")



3

2 bed, 2 bath apartment with private terrace

63m² / 678 ft²
(First Floor)

Kitchen / Living / Dining:
7.6m x 3.6m (24'11" x 11'10")

Bedroom 1 with en-suite:
3.5m x 2.9m (11'6" x 9'6")

Bedroom 2:
2.4m x 3.2m (7'10" x 10'6")

Private terrace:
1.0m x 4.3m (3'3" x 14'1")



4

1 bed apartment with private terrace

52m² / 559 ft²

(Second Floor)

Kitchen / Living / Dining:
5.4m x 4.9m 17'8" x 16'1"

Bedroom 1:
3.3m x 4.2m 10'10" x 13'9"

Private terrace:
1.0m x 4.6m 3'3" x 15'1"



5

2 bed, 2 bath apartment with private terrace

84m² / 904 ft²
(Second Floor)

Kitchen / Living / Dining:
7.6m x 3.6m (24'11" x 11'10")

Bedroom 1 with en-suite:
3.5m x 4.9m (11'6" x 16'1")

Bedroom 2:
3.3m x 4.4m (10'10" x 14'5")

Private terrace:
1.0m x 4.3m (3'3" x 14'1")



6

1 bed penthouse with private terrace

40m² / 431 ft²

(Third Floor)

Kitchen / Living / Dining:
4.1m x 4.9m (13'5" x 16'1")

Bedroom:
3.3m x 2.6m (10'10" x 8'6")

Private terrace:
1.0m x 4.6m (3'3" x 15'1")



7

**2 bedroom, 2
bathroom penthouse
with large
private terrace**
59m² / 635 ft²
(Third Floor)

Kitchen / Living / Dining:
6.6m x 4.8m (21'8" x 15'9")

Bedroom 1 with en-suite:
4.7m x 3.2m (15'5" x 10'6")

Study:
2.2m x 4.8m (7'3" x 15'9")

Private terrace:
3.2m x 10.8m (10'6" x 35'5")





Style and detail

3 Athenaeum Road offer ideal spaces to escape after a busy day in the capital. These spacious and bright apartments are finished to an exceptionally high specification, creating perfect environments for comfortable modern living.



Kitchens

Each bespoke kitchen is stylish, elegant and well appointed. They include high quality German and Italian fittings, natural stone work surfaces and all modern conveniences.

Bathrooms

Refresh and rejuvenate in beautifully finished luxury designer bathrooms, complete with steel baths, concealed lighting and under floor heating.

Exterior

Relax and unwind in the private outdoor terrace. These exterior spaces are accessed from the lounge via full-height sliding glass doors. Partially hidden from street view, the secluded terraces are ideal for a morning yoga routine or al fresco dining.

Specifications

Kitchens

- Individually designed German or Italian kitchens
- Elegant stone work surfaces
- Fully integrated fridge freezer
- Siemens or equivalent fully integrated combi microwave oven in most apartments
- Siemens or equivalent oven
- Siemens or equivalent induction hob with touch sensor control
- Siemens or equivalent stainless steel extractor fan
- Waste disposal system
- Fully integrated dishwasher
- Boiling and filter water tap
- Glass splash backs
- Ceramic or porcelain tiling
- Recess ceiling LED down lights

Bathrooms & En-suites

- Elegant wall mounted toilets
- Thermostatically controlled showers in en-suites
- Steel bath with chrome mixer taps
- Full tiling to bathroom walls and floors in ceramic or porcelain
- Fitted vanity units
- Heated towel rails
- Dual voltage shaver points
- Under heated flooring
- Recess ceiling LED down lights
- LED lit feature niches

Bedrooms

- Bespoke lined wardrobes, handmade drawers, shelves and hanging rails
- Luxury carpets with top quality underlay
- Master bedroom reading pendants

Other Specifications

- Full gas under floor central heating with room stats
- Double glazed aluminium framed windows
- All apartments benefit from private balconies or private gardens
- Bespoke architrave and skirting
- Designer ironmongery

Electrical & Mechanical

- Air conditioning in principle bedroom and living room.
- All rooms Wired for TV, Satellite (SkyQ & HD and Telephone*
- Speakers in living rooms and cable provisions for bedrooms
- Rack in central location to accommodate television boxes, intelligent lighting equipment, Sonos or equivalent music boxes, Wifi router and other electrical equipment**
- Low voltage LED down lighting throughout (except storage cupboard)

Security and Peace of Mind

- External lighting
- Video entry door security
- Apartment block wired for communal CCTV
- BLP SecurePlus12 year latent defect warranty

Shared & Communal Areas

- Newly built apartments built in designer brick with specialist cladding
- Video intercom system for communally accessed apartments
- Porcelain tiled entrance hallway lit with designer lighting
- Solid noise reducing outside doors
- Landscaped communal garden
- Luxury lift providing access to all floors
- 1 parking space for all apartments

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or a warranty.

* Subject to future connection by purchaser.

** Sky box, music server, DVD player, etc. not provided.



Apartments come with SecurePlus latent defects insurance policy with BLP

Fresh Lime Developments and the appointed sales agents comply with the BLP Code for the Sale of New Homes.



Sales Agent:



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