

St James Avenue  
London, N20 0JS  
Asking price £900,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 2





45 St James Avenue  
London,  
N20 0JS



First time on the market in 50 years! A well proportioned semi detached family residence with off street parking and within close proximity to public transport and fantastic schooling.

Upon entry to the property you are greeted by a welcoming entrance hallway which leads onto a kitchen/breakfast room with the kitchen ranging from a range of wall and base units and a lounge which leads through to a dining area over looking the rear garden. Additionally there downstairs shower room as well as a good sized garage which could be converted into additional living accommodation.

To the first floor you have a three double bedrooms, an additional single bedroom/office and a main family bathroom.

The property is approached via a paved driveway with off street parking and to the rear the west facing garden is mainly laid to lawn with a patio area ideal for outside entertaining.

St James Avenue is a popular residential address giving convenient access to Oakleigh Park overground and Totteridge & Whetstone underground (Northern Line) stations, the amenities on Whetstone High Road and a number of sought-after local schools / nursery. Very close by are Oakleigh Park Tennis club and North Middlesex Golf Club, Friary Park.



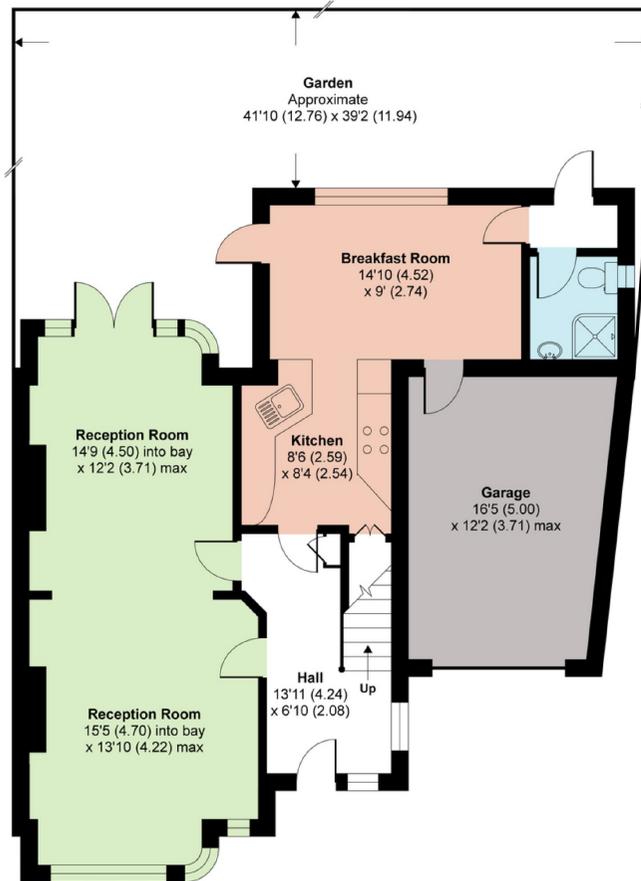
## St. James Avenue, London, N20

Approximate Area = 1486 sq ft / 138 sq m

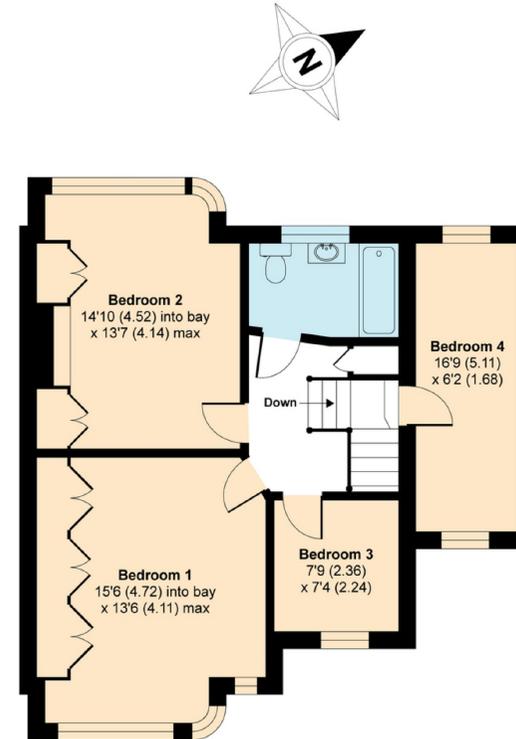
Garage = 188 sq ft / 17.5 sq m

Total = 1674 sq ft / 155.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2021. Produced for Statons. REF: 716163



Energy Efficiency Rating		Current	Potential
105-150	A		
80-104	B		
65-79	C		
50-64	D		
35-49	E		
20-34	F		
1-19	G		
Not energy efficient - higher rating costs			
England & Wales			

Current: 57 Potential: 80

### 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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### NEW HOMES SHOWCASE

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