

**St. Margarets Avenue,
London, N20 9LL**

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St. Margarets Avenue

A well presented semi-detached, three-bedroom home located in the heart of Whetstone.

Downstairs, the property features a large open plan kitchen, living and dining area leading out onto a spacious private garden. Upstairs comprises 2 spacious double bedrooms and a well proportioned third bedroom / study. The family bathroom is also located here. To the rear of the garden, there is an annex featuring a kitchenette, bedroom and shower room, perfect for guests.

Further benefits include ample storage throughout and the opportunity to extend into the loft area and the rear subject to the necessary planning permissions.

St. Margarets Avenue is located within proximity to Totteridge underground station (Northern Line), and Oakleigh Park Railway Station (Great Northern). Within a short walk of Whetstone High Road, with Waitrose, Marks & Spencer and Boots together with individual boutiques and some renowned local restaurants. Local bus routes lead to Finchley, Barnet and beyond.



















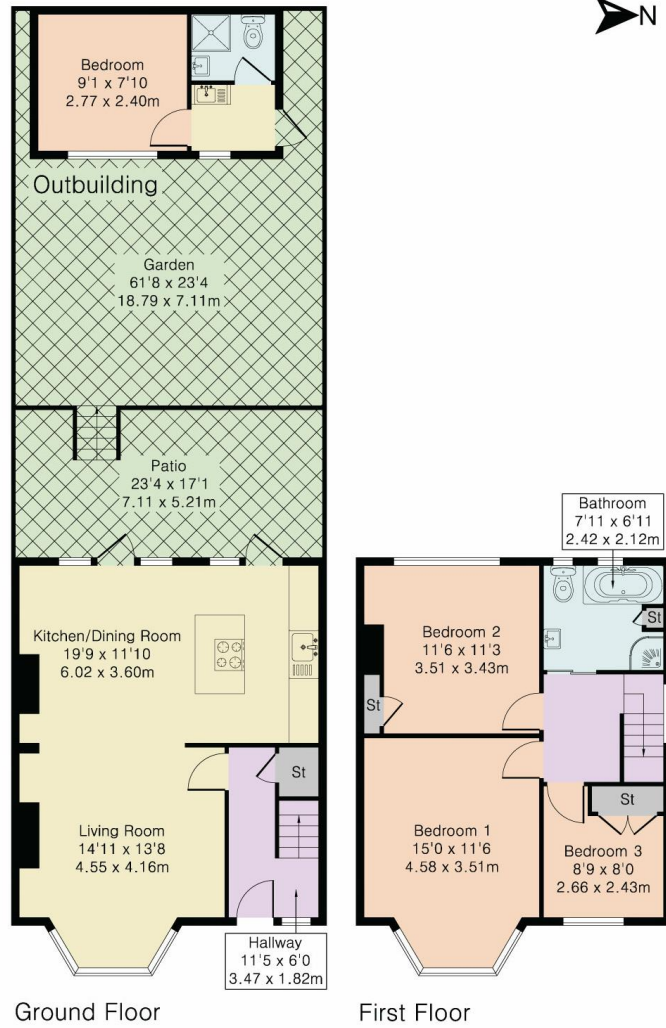








Approximate Gross Internal Area 1117 sq ft – 103 sq m
 Ground Floor Area 487 sq ft – 45 sq m
 First Floor Area 487 sq ft – 45 sq m
 Outbuilding Area 143 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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The Property
Ombudsman

Council Tax - Band F
Local Authority - Barnet

STATONS
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28-30 Totteridge Lane,
London, N20 9QJ
020 8445 3694
totteridge@statons.com

