

18 Friary Close, London, N12 9AR



## 18 Friary Close, London, N12 9AR

A wonderful semi-detached 5 bedroom family home located in a quiet cul-de-sac moments from Friary Park.

Downstairs features a welcoming entrance area, two reception rooms (one with direct access onto the garden), a separate eat in kitchen also with access to the garden and a guest w/c. The master bedroom with ensuite bathroom & dressing room can be found on the first floor, along with two other well proportioned bedrooms and a family bathroom. The top floor of the house comprises of 2 further bedrooms, one of which has the benefit of an ensuite shower room.

Further benefits include a spacious private garden with a decking / seating area, a large driveway and ample storage throughout the house.

Friary Close is situated within convenient access to both New Southgate station (overground) and Woodside Park Station (Northern Line), numerous bus routes and the amenities of North Finchley High Road and Whetstone High road. In addition, Friary Close is located near to the highly sought after schools in the area including Wren Academy and Compton school.























Life is better  
in pajamas

TODAY  
I WILL  
ACHIEVE  
MY GOALS

Life is better  
in pajamas

















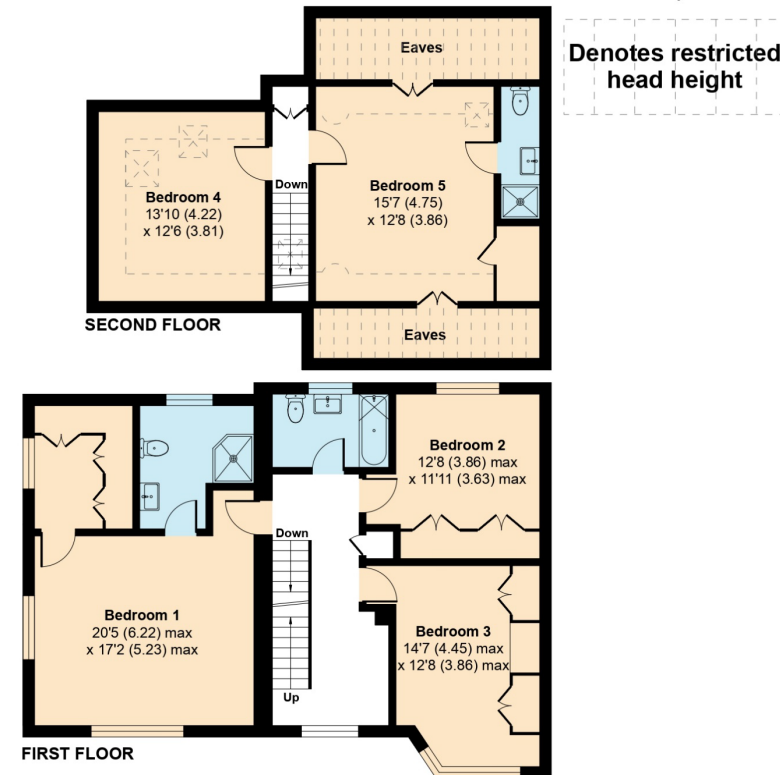
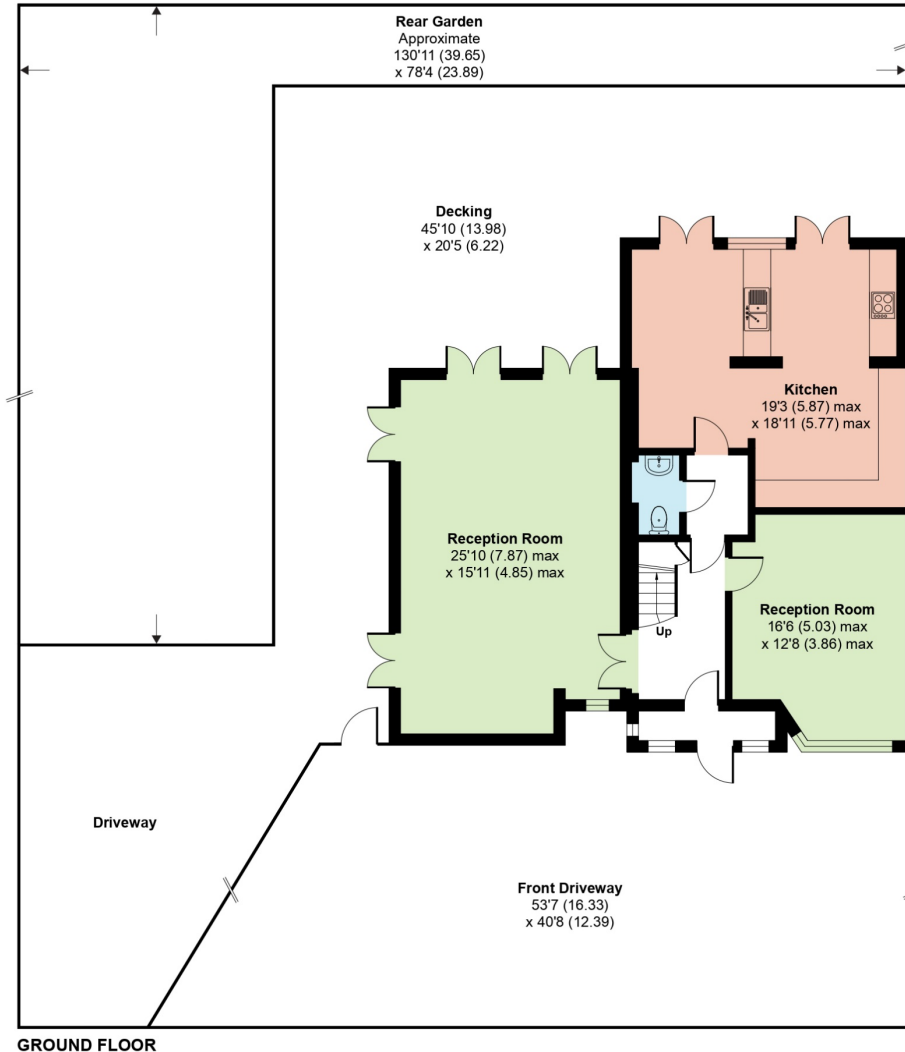
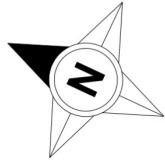
# Friary Close, London, N12

Approximate Area = 2383 sq ft / 221.3 sq m

Limited Use Area(s) = 274 sq ft / 25.4 sq m

Total = 2657 sq ft / 246.7 sq m

For identification only - Not to scale



# STATONS

www.statons.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		<b>69</b>	<b>80</b>

EU Directive 2002/91/EC

Council Tax - F  
Local Authority - Barnet

STATONS  
TOTTERIDGE

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

