



12 Priory Close, N20 8BB

£1,395,000

**richard
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ESTATE AGENTS

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Property Description

An attractive, immaculately presented, Six Bedroom detached family house situated in this quiet cul-de-sac in the heart of Totteridge, within easy reach of all amenities including Northern Line tube at Whetstone. Further accommodation includes Four Reception Rooms, Kitchen/Breakfast Room, Dressing/Bonus Room on 2nd floor and Guest Wc. Amenities include integral garage, off street parking for several cars via carriage driveway and landscaped rear garden

Sole Agent.


Key Features

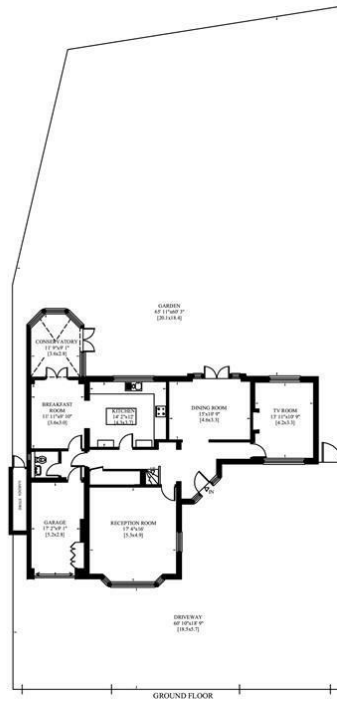
- SIX BEDROOM DETACHED FAMILY HOUSE
- TWO BATHROOMS (ONE EN-SUITE)
- PLAY ROOM
- FOUR RECEPTION ROOMS
- LARGE KITCHEN WITH BREAKFAST ROOM
- INTEGRAL GARAGE



Important Information

- **Price:** £1,395,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

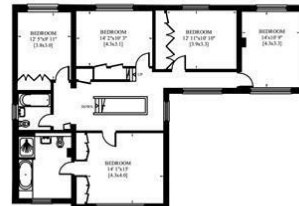


**PRIORY CLOSE
LONDON N20**

Gross Internal Area: 380 Sq. metres
Including Under Eaves: 4092 Sq. feet
and Under 1.5m High



SECOND FLOOR



FIRST FLOOR

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. 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 space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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