



Athenæum Road, N20 9AA

£595,000 Offers Over

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ESTATE AGENTS

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Property Description

This brand new show home is the last apartment to be made available within an otherwise sold out new development that provides sophisticated high quality interiors, air conditioning, underfloor heating, individually designed Neil Lerner kitchens.

The apartment benefits from a private south facing balcony, secure gated parking space and lift.

Located in a 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.

Ground rent - Peppercorn

Service Charge: Approx £3,091.00 per annum

Lease: Approx 250 years

Council tax band E


SOLE AGENT

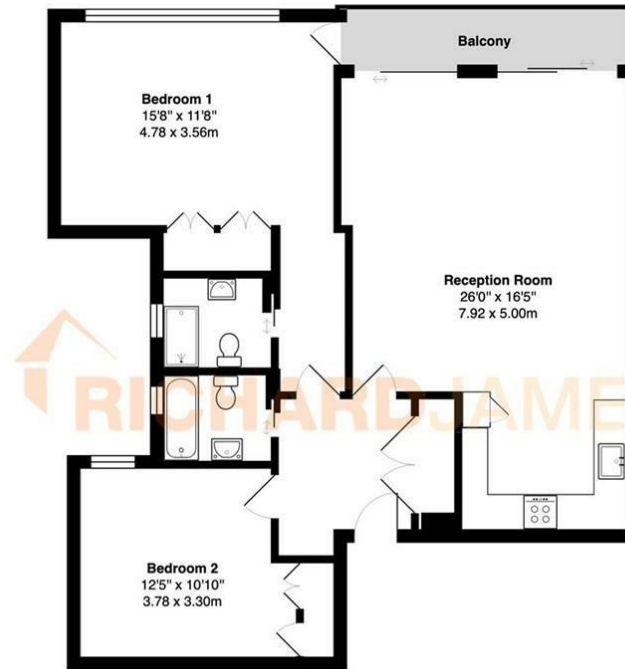
Key Features

- BRAND NEW APARTMENT
- PRIVATE SOUTH FACING BALCONY
- LIFT
- LONG LEASE
- GATED ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)

Important Information

- **Price:** £595,000
- **Tenure:** Leasehold
- **Council Tax Band:** H
- **EPC:** B
- **Locaton:** Whetstone

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



2nd floor

Athenaeum Road, London, N20

Total Area: 917 ft² ... 85.2 m² (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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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