

# Sean Heaney

HOMES & PROPERTY



**Athenaeum Road**

Whetstone, London, N20 9AH

Guide Price £695,000



# Athenaeum Road

Whetstone, London, N20 9AH

IMPRESSIVE DUPLEX APARTMENT in HIGHLY SOUGHT-AFTER LOCATION conveniently placed for an ABUNDANCE OF RESTAURANTS, CAFES & AMENITIES. The cosmopolitan area has a wealth of shopping and transport facilities and is IDEAL FOR THE COMMUTER with TOTTERIDGE & WHETSTONE UNDERGROUND within close proximity.

The stunning conversion retains period features with imposing high ceilings, cornice detail, bay window and fireplace. The versatile TOP FLOOR accommodation benefits from good size kitchen, EXTENSIVE LIVING AREA, shower room, THREE BEDROOMS and EN-SUITE BATHROOM.

The STYLISH APARTMENT benefits further from a SECLUDED PRIVATE GARDEN.

EPC : E

BARNET COUNCIL TAX BAND : D

SHARE OF FREEHOLD





## FIRST FLOOR

Hallway

Kitchen

12'4" x 11'7" (3.77 x 3.54)

Bathroom

8'1" x 5'10" (2.48 x 1.79)

Living Room

18'11" x 14'2" (5.78 x 4.33)

## SECOND FLOOR

Landing

Master Bedroom

21'7" x 14'6" (6.58 x 4.43)

En Suite

9'9" x 4'11" (2.98 x 1.52 )

Storage

Bedroom 2

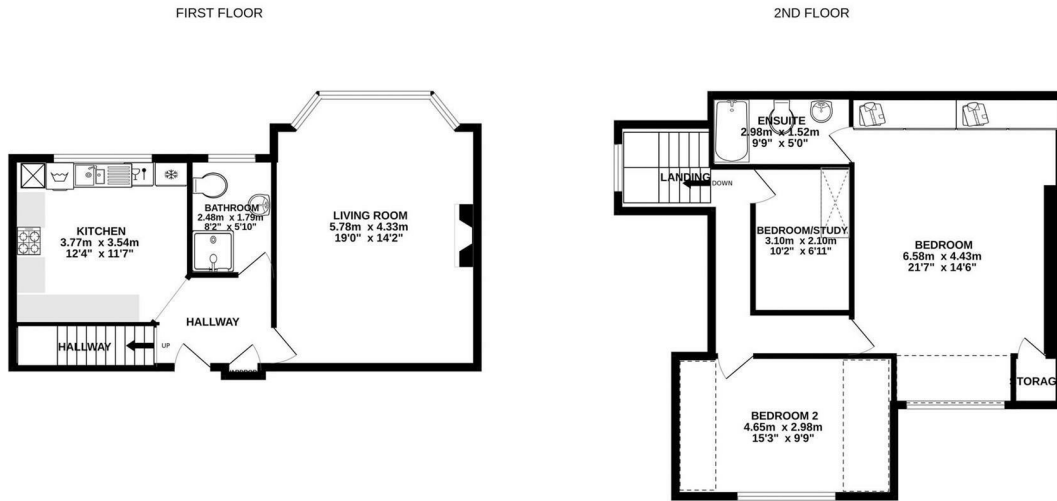
15'3" x 9'9" (4.65 x 2.98)

Bedroom 3

10'2" x 6'10" (3.10 x 2.10)



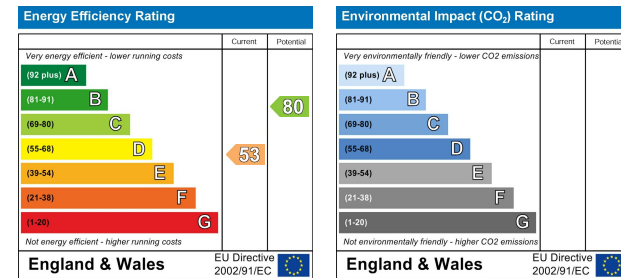
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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