



THE GRANGE, WHETSTONE, LONDON, N20
£360,000 LEASEHOLD

**A WELL PRESENTED TWO BEDROOM GROUND
FLOOR FLAT SET IN CONVENIENT LOCATION
IN N20**

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DESCRIPTION:

A two bedroom ground floor purpose built flat, situated in the heart of Whetstone, only a five minute walk to Totteridge & Whetstone underground station and minutes from Whetstone's busy High Street. The property comprises of one double bedroom one large single bedroom, tiled bathroom, separate kitchen, good size living room, residents' parking, double glazed windows and gas central heating. Offered with a long lease and on a chain free basis.

An internal viewing highly recommended.

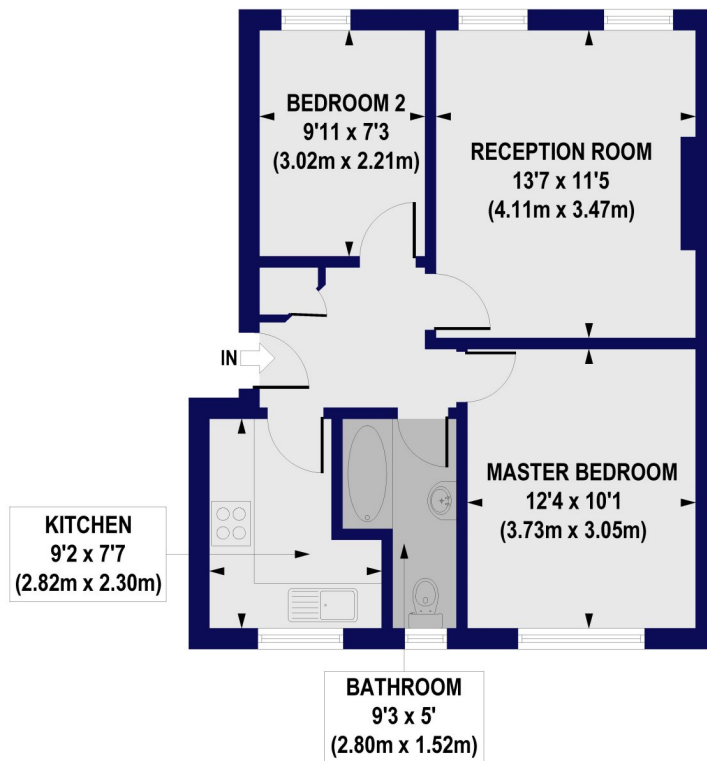
AT A GLANCE

- Purpose built block
- Ground floor
- Ideal location for shops and transport
- Well-kept communal grounds
- Residents parking
- Long Lease
- Chain free





The Grange, Grange View Road, N20
Approx. Gross Internal Floor Area 522 sq. ft / 48.46 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	67 67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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