



**PORCH WAY, WHETSTONE, LONDON, N20**  
**£400,000 LEASEHOLD**

**A WELL-PRESENTED FIRST FLOOR MAISONETTE  
SET IN A QUIET RESIDENTIAL TURNING**

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## DESCRIPTION:

Set in a quiet residential turning within easy access to local shops, transport links and recreational parkland, such as Bethune Park and Friary Park, we are pleased to offer this well-presented first floor maisonette. This lovely property comprises of two double bedrooms, good size reception room, separate kitchen and bathroom. Further benefits include a garage, parking and communal gardens. Offered with a long lease and chain free, an internal viewing is highly recommended.

## TENURE:

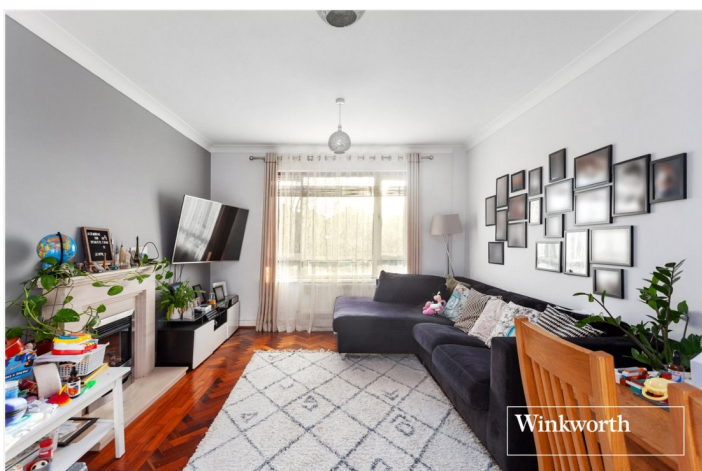
Leasehold : 119 years  
Service Charge: £250.00 per annum (Approx.)

## COUNCIL TAX:

Band D

## AT A GLANCE

- Purpose built maisonette
- First floor
- Two bedrooms
- Reception room
- kitchen & bathroom
- Garage & Parking
- Long lease
- Offered chain free

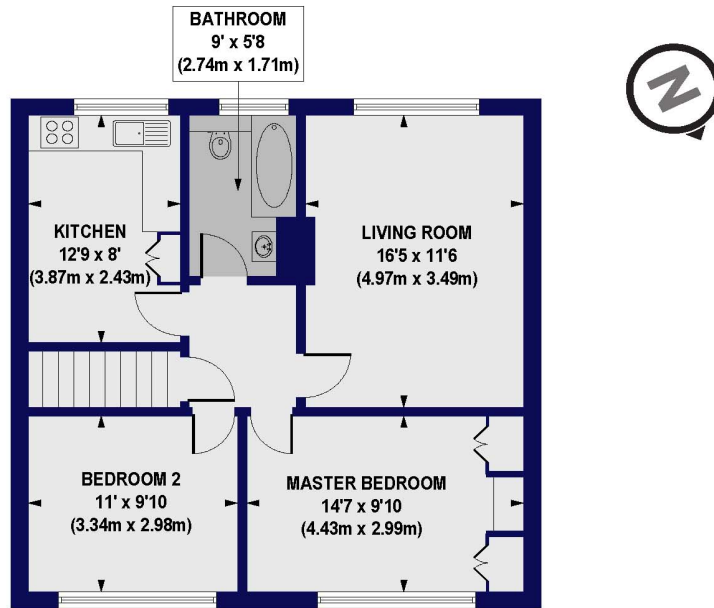




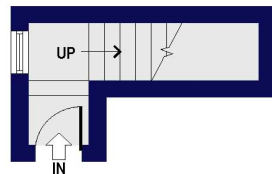
## Porch Way, N20

Approx. Gross Internal Floor Area 854 sq. ft / 79.41 sq. m (Including Garage)

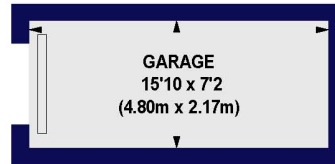
Approx. Gross Internal Floor Area 742 sq. ft / 68.99 sq. m (Excluding Garage)



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 692 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 50 SQ FT



GARAGE  
GROSS INTERNAL  
FLOOR AREA 112 SQ FT

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.

**Winkworth**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		