



PAULSTON HOUSE,
1-3 Totteridge Lane, Totteridge N20 0EY

PAULSTON HOUSE

A highly desirable 2 bedroom, second floor apartment of approximately 748 sqft.

This two bedroom apartment is set within a recently completed development being ideally located within a short walk of both Totteridge & Whetstone underground station, and Whetstone High Road shopping centre. The apartment, which is approached via a communal entrance with a lift, features an open plan fitted kitchen living area with a balcony, wooden floors throughout, fitted wardrobes in the bedrooms.

This sought after location provides you with an extensive choice of shopping facilities, which includes Boots, Waitrose, M&S, bars and restaurants.

N.B. Images depict apartment 9. Lease 125 years, Ground rent £400 pa.

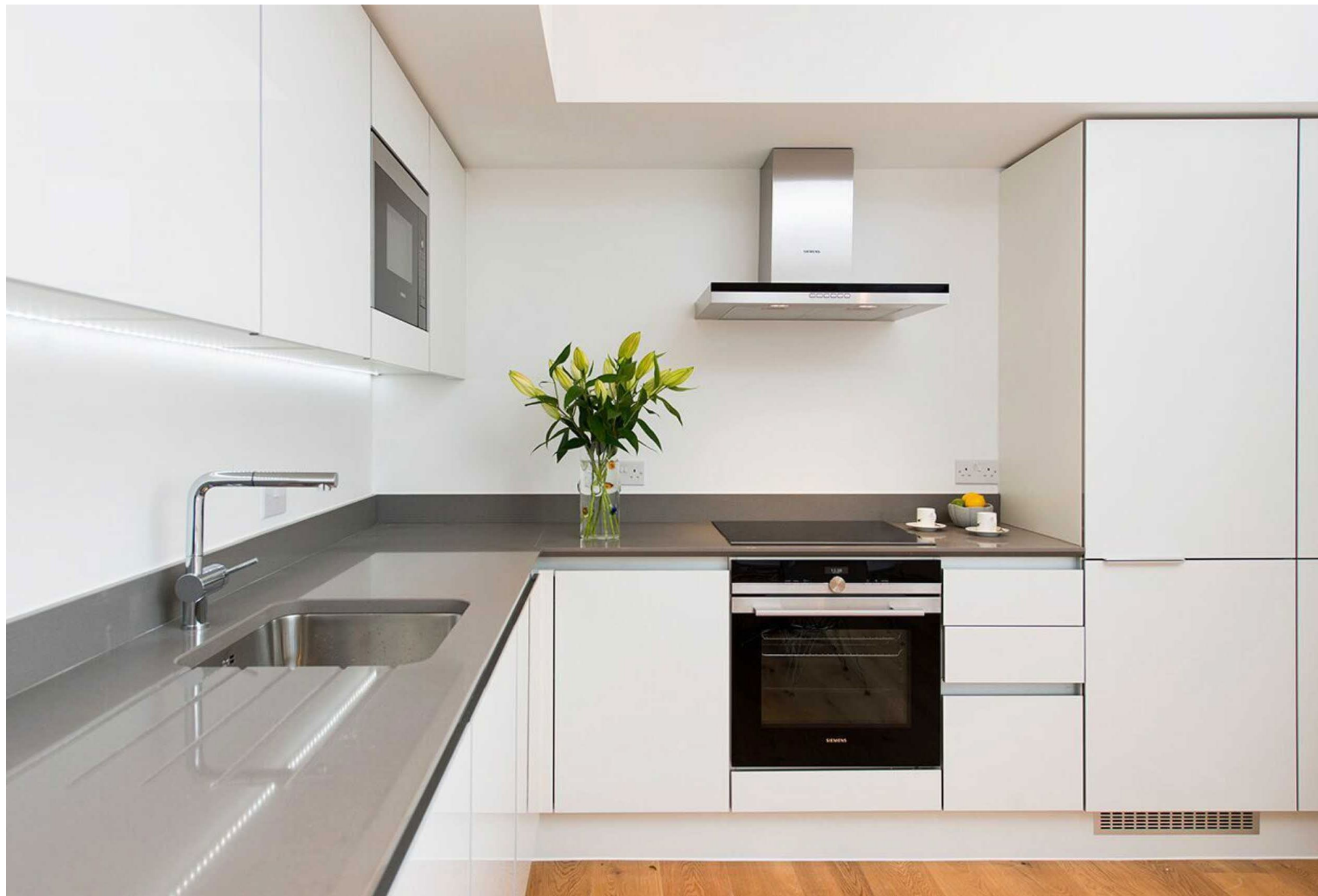


Local Authority: Barnet
Tax Band: D
Tenure: Leasehold



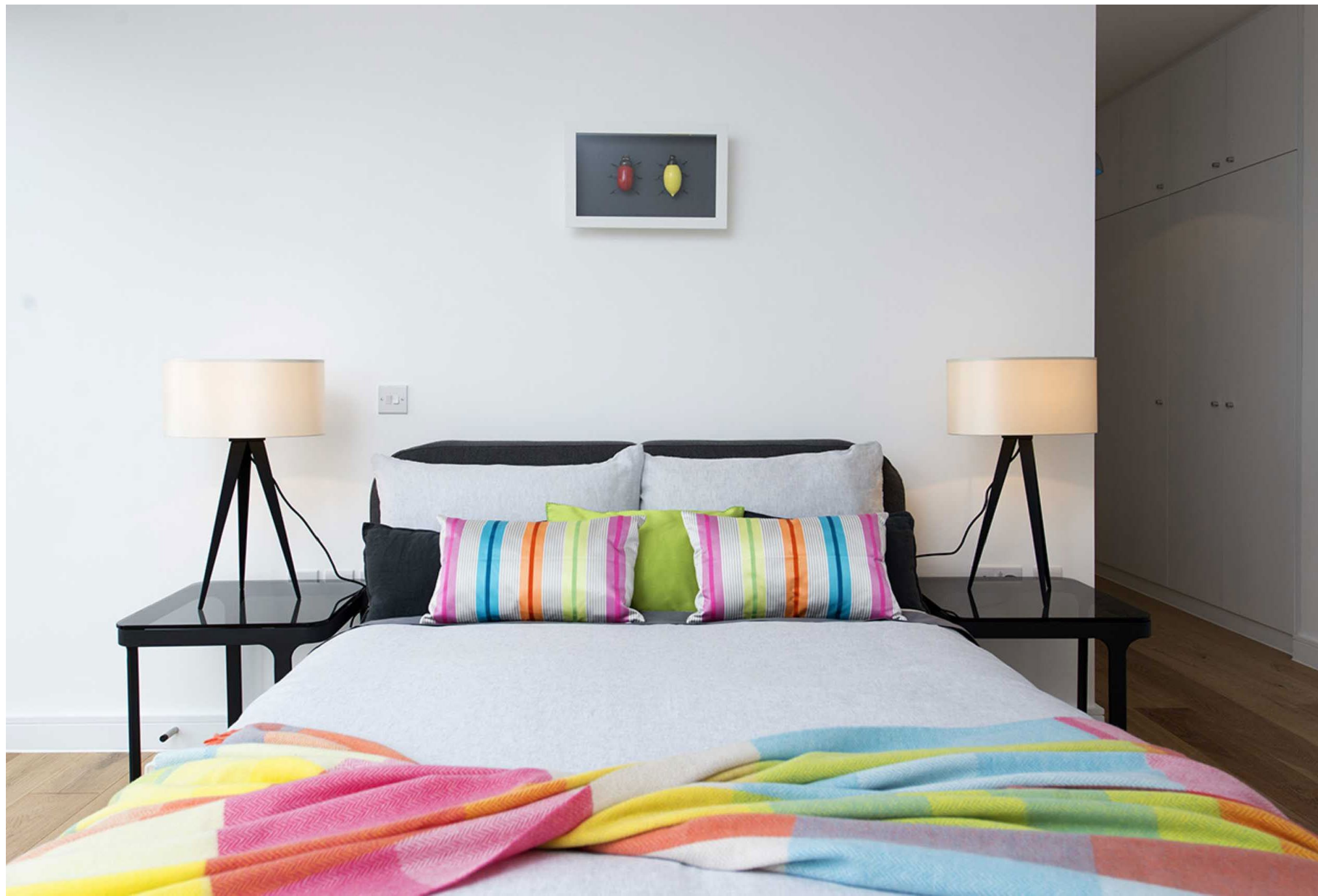




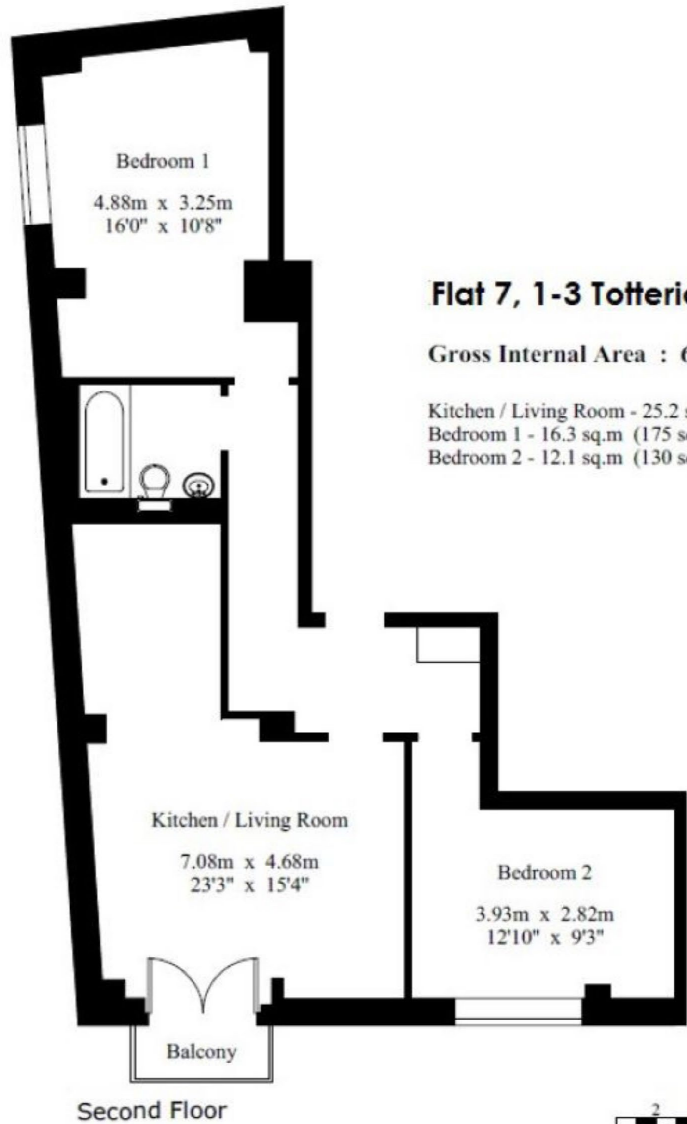












Flat 7, 1-3 Totteridge Lane

Gross Internal Area : 69.5 sq.m (748 sq.ft.)

Kitchen / Living Room - 25.2 sq.m (271 sq.ft.)
 Bedroom 1 - 16.3 sq.m (175 sq.ft.)
 Bedroom 2 - 12.1 sq.m (130 sq.ft.)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.



PALLSTON HOUSE


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