

# Athenaeum Road London

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## Athenaeum Road, London, N20 9AL

A beautifully finished modern home in the heart of Whetstone.

This 6-bedroom home boasts over 3000 sqft of living space and in amazing condition. As you approach through the gated driveway there is an impressive entrance which welcomes you. The ground floor comprises a formal reception room, super room (Kitchen, dining, lounge) with a office.

Upstairs there is a well-presented landing leading to 4 bedrooms, 2 bathrooms (1 ensuite) with the principal suite also having a dressing area.

The loft has been converted into a further two Bedrooms and one with an ensuite and the other currently being used a fantastic playroom. There is ample storage. To the rear there is a well-manicured garden, with a delightful view behind of open greenery.

Location is superb being moments away from the amenities and transport links of Whetstone as well as several good schools in the area. There are also green spaces to explore close by at Brooks Farm Open Space.

Council Tax – F  
Local Authority - Barnet























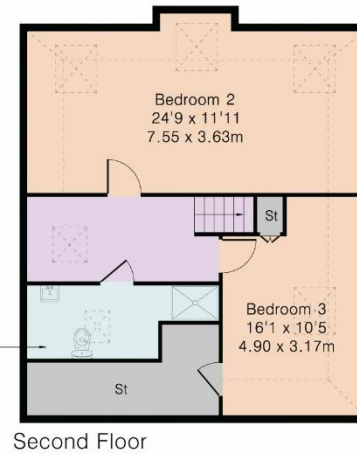
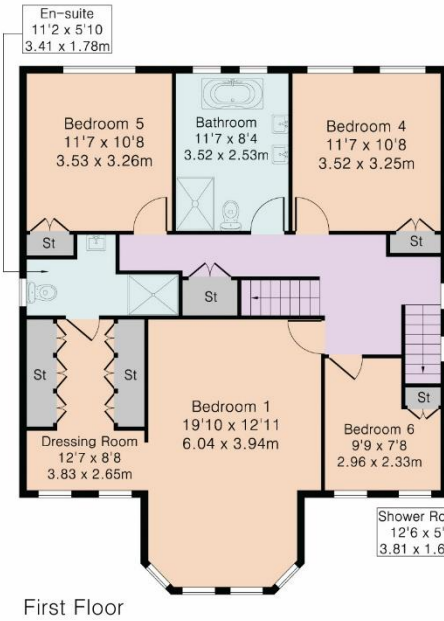













Approximate Gross Internal Area 2744 sq ft – 255 sq m  
 Ground Floor Area 1103 sq ft – 102 sq m  
 First Floor Area 1007 sq ft – 94 sq m  
 Second Floor Area 634 sq ft – 59 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>50</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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