



30 ST MARGARETS AVENUE

London, N20 9LJ



# 30 St Margarets Avenue

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Beautifully Extended Family Home in Whetstone.

Discover this stunning newly extended family home, thoughtfully designed to offer modern living across three spacious floors. With its versatile layout and contemporary finishes, this property is perfect for families seeking style and comfort.

**3/4 Bedrooms:** Generously sized bedrooms, including a flexible room ideal as a fourth bedroom, which is currently used as a dressing room.

**2 Bathrooms:** Two beautifully appointed bathrooms for convenience and luxury.

**Open-Plan Living:** The heart of the home features a large open-plan kitchen, dining, and lounge area, ideal for entertaining. The sleek kitchen is equipped with modern appliances, ample storage, and a stylish breakfast bar.

**Bifold Doors:** Step out through stunning bifold doors onto a patio area, seamlessly blending indoor and outdoor living. The rear garden provides a tranquil space for relaxation or family gatherings.

**Off-Street Parking:** A driveway offering off-street parking for added convenience.

**Prime Location:** Situated close to Totteridge & Whetstone underground station and Whetstone High Street, with easy access to Waitrose, M&S, Boots, local shops, cafes, restaurants, and excellent transport links.

This exceptional property offers the perfect combination of modern design and practical family living in a highly sought-after location. Don't miss the chance to make this house your new home.

Viewings highly recommended!

Local Authority: Barnet  
Tax Band: E  
Tenure: Freehold











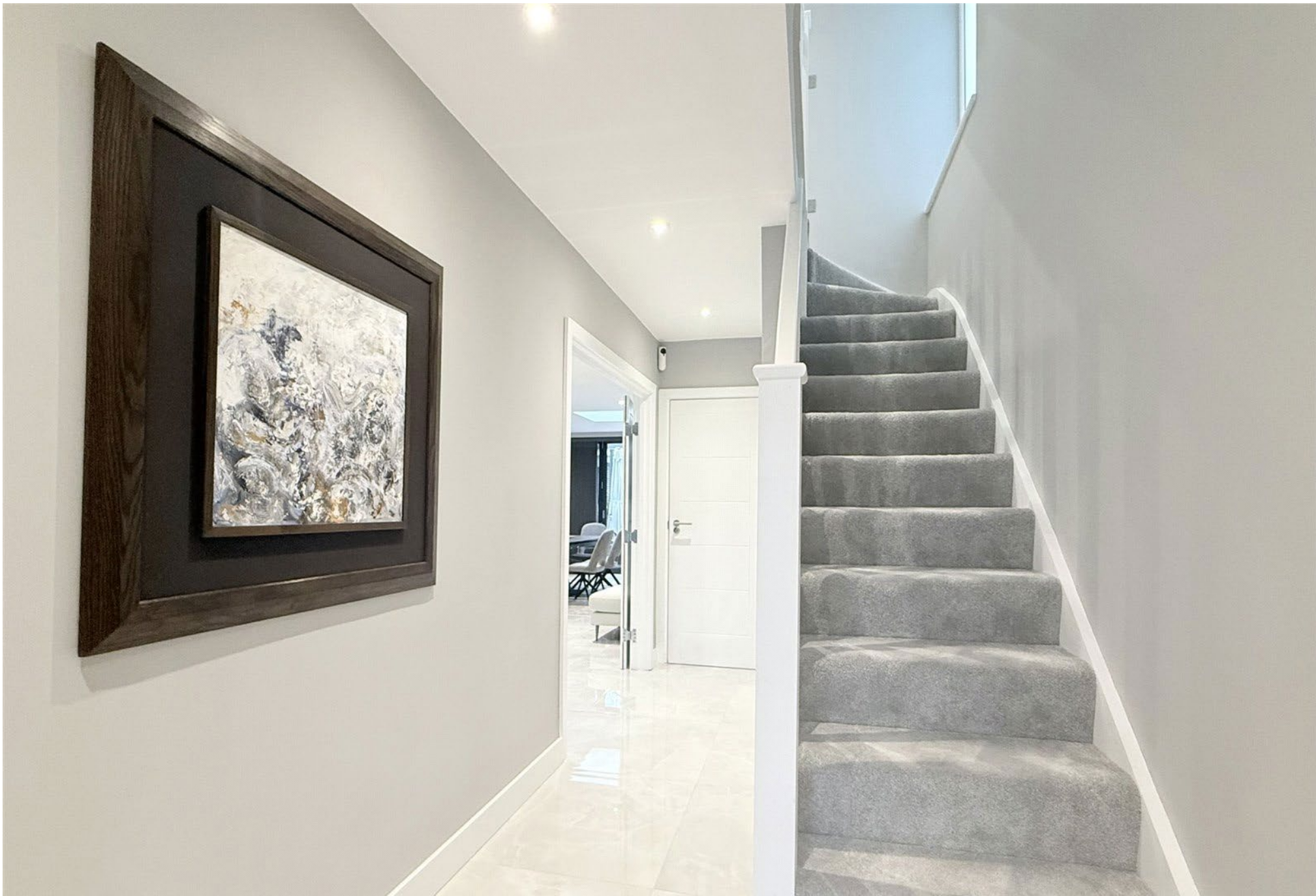
































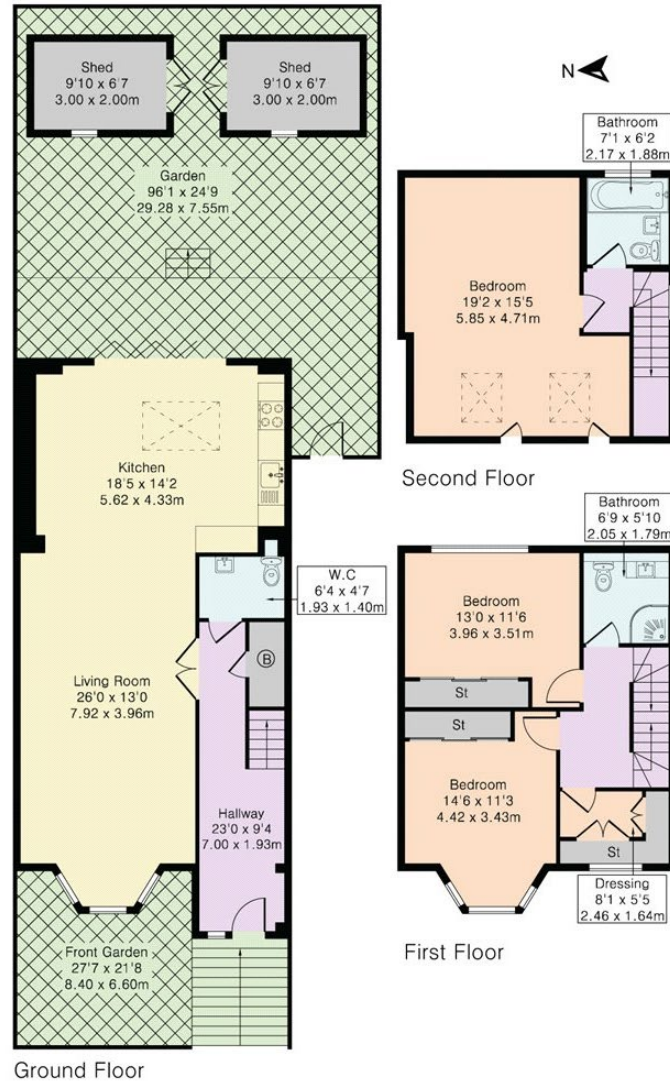
**Approximate Gross Internal Area 1728 sq ft - 160 sq m**

Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 470 sq ft – 44 sq m

Second Floor Area 371 sq ft – 34 sq m

Outbuilding Area 129 sq ft – 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		57
(55-68)	D		
(39-54)	E		
(21-38)	F		G
(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.

