

## 18a Birley Road

£550,000

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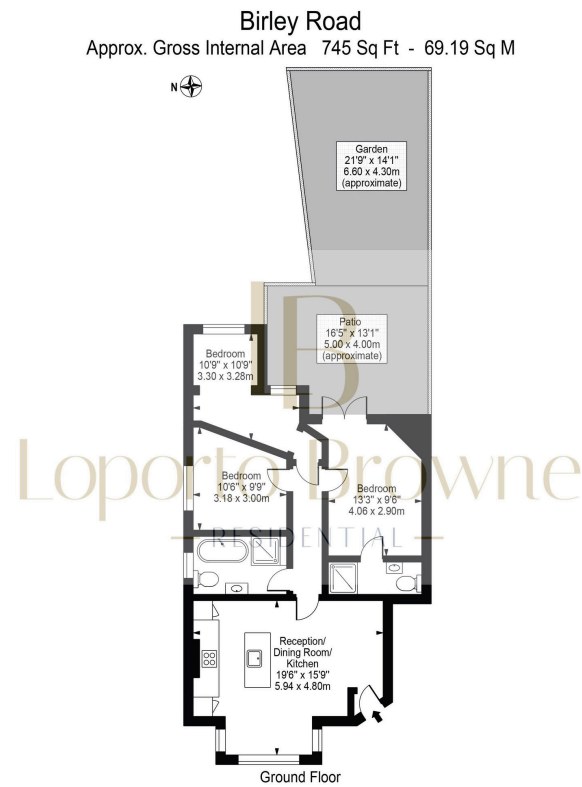
Step into the ground-floor flat where an open-plan kitchen and reception area greet you with warmth. Here, wooden floors meet stylish cabinetry in a calming, neutral palette, and the kitchen is fitted with modern appliances. A large bay window invites an abundance of natural light, while a leafy tree provides both privacy and a lush, green outlook that reflects the character of this village-like neighbourhood.

Towards the rear, you'll find three spacious bedrooms. Two of these share a four-piece bathroom in tranquil tones, while the principal bedroom boasts its own en-suite and direct access to the

generous garden. At 35 by 26 feet, the east-facing garden is perfect for enjoying the morning sun over coffee or quiet contemplation.

## Key Features

- Gorgeous 3-bedroom garden flat
- Fully fitted kitchen with modern appliances
- Wooden floors
- 3 bedroom, and 2 bathrooms with one being en-suite
- Quiet tree lined street
- Open plan living room kitchen with bay window
- Good sized garden
- Share of Freehold
- 3rd bedroom ideal for WFH
- Moments from Totteridge and Whetstone Station (Northern Line)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.