



Baxendale,
Whetstone, London, N20

Baxendale

A delightful Georgian style mid-terraced town house located in this highly sought after location with views over the lake which also has access to a tennis court, squash court and a children's playground, come with an extra single garage.

The flexible accommodation, arranged over three floors is currently configured as 3 bedrooms, 3 bathrooms (2 en suite), 19'6" reception room with large full width balcony, 19'8" x 18'5" open plan fitted kitchen/dining room, utility room and guest cloakroom.

Externally there is a 57' garden which leads onto the beautiful lake. which is accessed from the open plan fitted kitchen/dining room. To the front of the house, there is off street parking with access to the integral garage. There is a second single garage beneath the recreational facilities available at additional cost.

The location of the property is superb. Baxendale is a quiet, undisturbed close. You can walk to Totteridge and Whetstone Underground Station or Whetstone High Street in under ten minutes, providing a choice of plenty of bars and restaurants as well as both Marks & Spencer and Waitrose Supermarkets. Totteridge and Oakleigh Park Tennis Clubs, North Middlesex and South Herts Golf Clubs and Totteridge Millhillians Cricket Club are within walking distance, as are miles of nature walks.

* Please note that some of the images used within this property marketing have been digitally enhanced or edited using AI technology. These images are intended to illustrate the property and should not be taken as an exact representation of its current condition or appearance.*



































Council Tax: G
Local Authority: Barnet
Tenure: Leasehold
Service Charge: £1,500 per annum
Ground Rent: £764 per annum



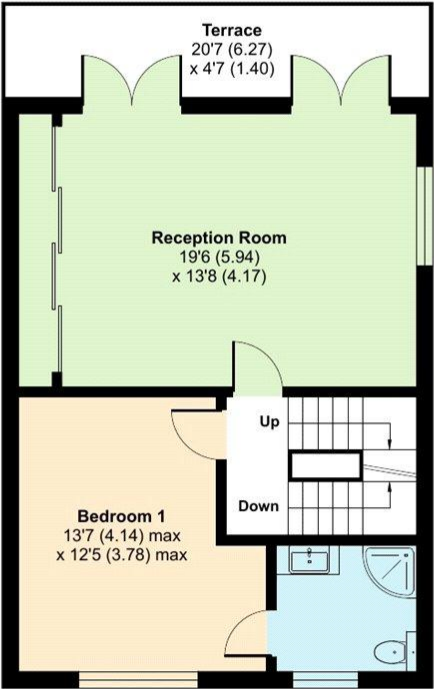
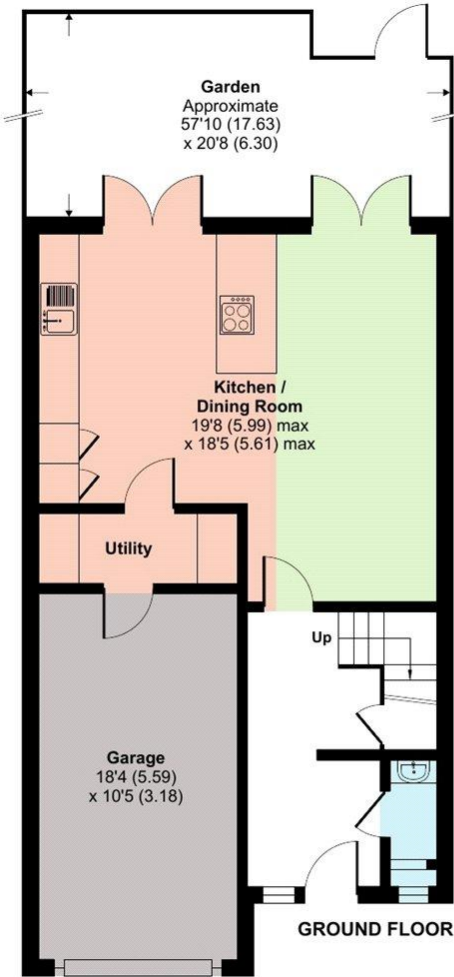
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

88 D 83 B

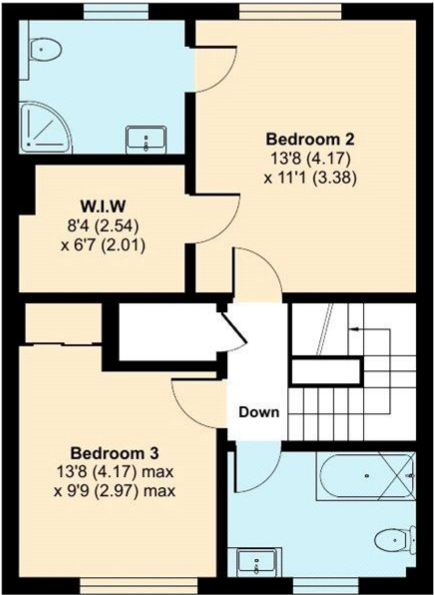
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Approximate Area = 1605 sq ft / 149.1 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1787 sq ft / 166 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 982218

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