

STATONS

Baxendale,
Whetstone N20



Baxendale, Whetstone, London N20 0EG

The only Georgian style detached home in this development backing onto the lake being situated in this highly sought after development, which has access to tennis court, squash court and a children's playground.

Located in the heart of Whetstone, the house is in good condition throughout and provides a delightful reception hall entrance with guest cloakroom/toilet, a double aspect lounge/dining room, fully fitted integrated kitchen/breakfast room with a range of appliances, granite worksurfaces, breakfast bar and utility room.

On the first floor are three double bedrooms with an ensuite to bedroom two and a family shower room. The two bedrooms to the rear afford delightful views across the private lake to the rear.

The garden has a terrace running along the rear of the property with a lawn leading down to the lake, whilst to the front is parking for two cars and access to a garage.

Baxendale is a highly sought after address providing convenient access to the shops and restaurants of Whetstone High Road as well as Totteridge Underground Station (Northern Line) and Oakleigh Park Overground Station.































Baxendale, Totteridge, London, N2

Approximate Area = 1522 sq ft / 141.3 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 1642 sq ft / 152.5 sq m

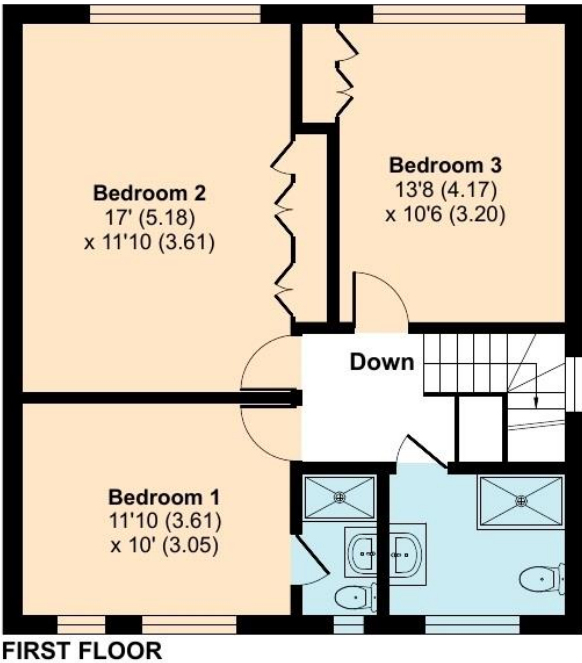
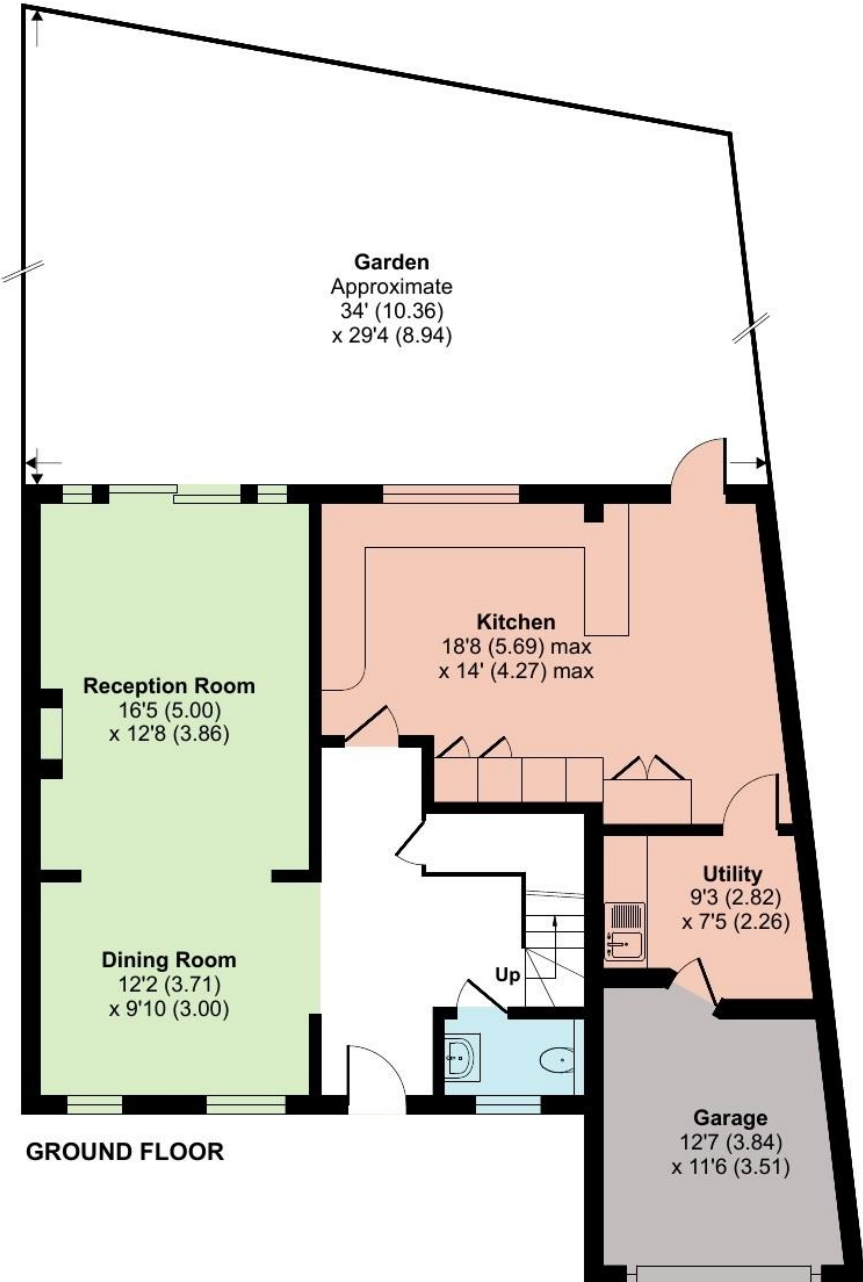
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority:
 London Borough of Barnet
 Council Tax Band: G
 LEASEHOLD

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 966194



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