



44A Oakleigh Park South
London, N20 9JN



Oakleigh Park South

LOCATION

Oakleigh Park South is a highly sought after address close to the shops and restaurants of Whetstone High Road and transport links at Totteridge & Whetstone underground (Northern Line) and Oakleigh Park mainline station (Moorgate & Kings Cross Approx. 25 Minutes).



ACCOMMODATION SUMMARY

A unique modern family residence which has been tastefully extended and renovated to a very high specification, located in Oakleigh Park. The house has been thoughtfully planned and has been meticulously designed offering a perfect blend of luxury and comfort.

Upon entry to the property you are greeted by a spacious entrance hallway which leads into a stunning open plan kitchen/living area overlooking the rear beautiful landscaped garden separated by Crittall doors. The heart of this home is the stunning open-plan kitchen, meticulously designed with both style and function in mind. Featuring high-end Miele and Bora appliances. The sleek island provides additional workspace, while the standalone pantry ensures ample storage for all your essentials. A separate utility room enhances convenience. Further benefits include a stunning bespoke office and downstairs w/c.

Underfloor heating throughout ensures comfort in every corner, while the Lutron lighting system creates the perfect ambiance in key spaces. Every bathroom is fitted with luxurious Gessi fixtures, adding a touch of elegance and refinement to the home.

The first floor has 4 double bedrooms, three of which benefit from en-suite bathrooms. The beautiful master bedroom offers a dressing room and the family bathroom is equipped with a luxury standalone porcelain bathtub.

To the front, the property benefits from a garage and has off street parking for several cars. At the rear, there is a stunning private landscaped garden, with a large patio incorporating a dining area and fire pit area, both ideal for entertaining. There is also a seating area outside the lounge. The outbuilding to the rear could be used as a home office/games room/gym, creating an ideal sanctuary.



































Approximate Gross Internal Area 3574 sq ft - 332 sq m

Ground Floor Area 1924 sq ft – 179 sq m

First Floor Area 1238 sq ft – 115 sq m

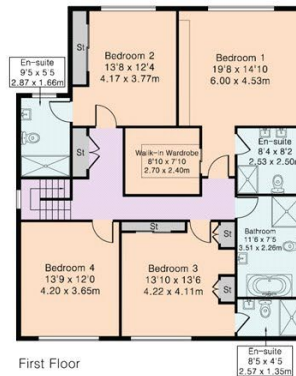
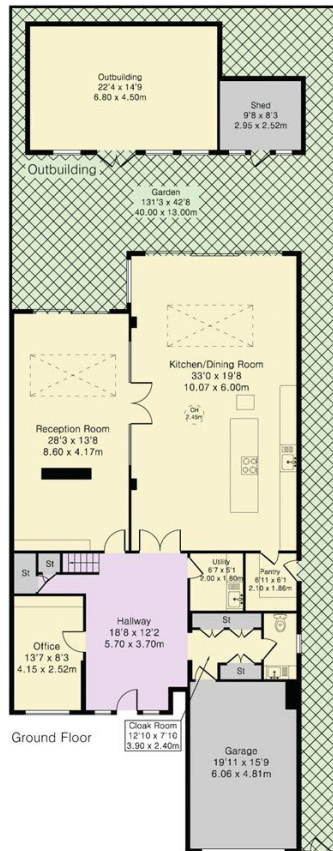
Outbuilding Area 412 sq ft – 38 sq m



Local Authority: Barnet

Council Tax Band: G

Tenure: Freehold



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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