



Baxendale

Whetstone, London N20



Baxendale

A rarely available and beautifully presented four-bedroom mid-terraced family home, situated in the highly sought-after location of Baxendale, Whetstone, enjoying a stunning setting backing directly onto the picturesque lake, with access to tennis courts, squash courts, and a children's playground.

The flexible accommodation is arranged over three floors and is currently configured as four bedrooms, two reception rooms, a dining room, kitchen/breakfast room, and two bathrooms. To the rear of the first-floor reception is a full-width balcony overlooking the tranquil surroundings, while the bright rear garden accessed from the living room leads directly to the beautiful lakeside setting.

To the front of the house there is a driveway providing parking for up to one car, in addition to on-street parking and a garage.

The location of the property is superb. Baxendale is a quiet and peaceful close, ideally positioned within walking distance of Totteridge & Whetstone Underground Station and Whetstone High Road, offering an excellent selection of bars, restaurants, Marks & Spencer, and Waitrose. Totteridge & Oakleigh Park Tennis Clubs, North Middlesex and South Herts Golf Clubs, Totteridge Millhillians Cricket Club, and miles of scenic nature walks are all nearby, making this an exceptional family home in a truly beautiful setting.

Tenure: Leasehold

Local Authority: Barnet

Band: G







































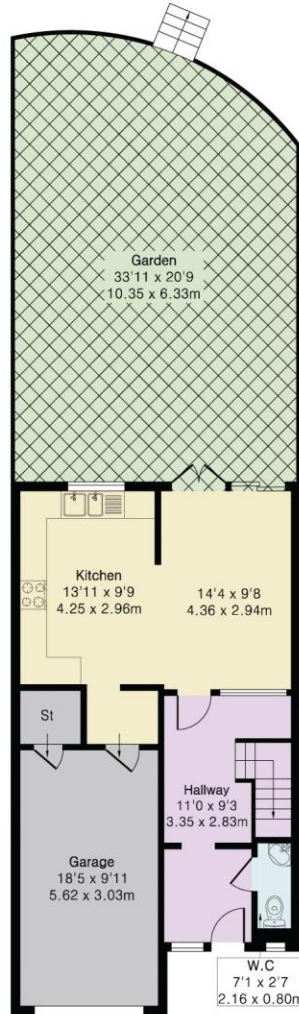


**Approximate Gross Internal Area 1789 sq ft - 166 sq m
(Including Garage)**

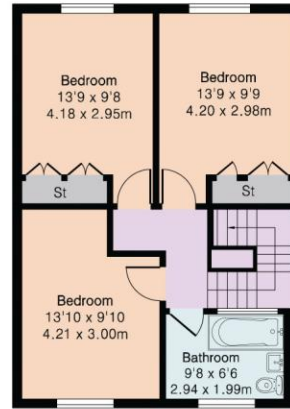
Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 550 sq ft – 51 sq m

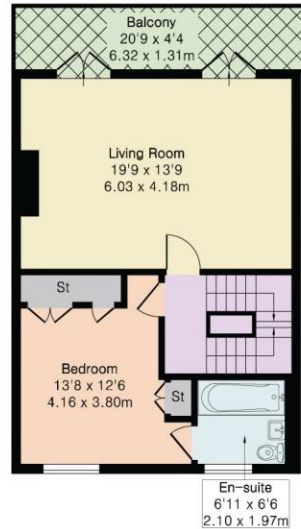
Second Floor Area 550 sq ft – 51 sq m



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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