



Swinley Close

Whetstone, London N20



Swinley Close

Sole Agent We are delighted to offer for sale this beautifully presented four-bedroom, three-bathroom family home, arranged over three spacious floors and forming part of an exclusive gated development of just eight properties.

Built in 2022 and offering approximately 2,133 sq ft (198 sq m) of internal accommodation, the property has been thoughtfully designed for modern family living. The ground floor features an impressive 30 ft open-plan kitchen/living/dining room with direct access to the rear garden, together with a separate reception room, cloakroom and guest WC.

Across the upper floors are four generously proportioned bedrooms and three bathrooms, including two en-suite bedrooms, with the principal bedroom also benefiting from a walk-in wardrobe. The flexible layout provides an excellent balance of entertaining space, family accommodation and privacy.

To the rear, the property enjoys a particularly attractive and peaceful setting, backing directly onto North Middlesex Golf Course, creating a wonderful sense of openness and seclusion rarely found in such a convenient location.

Further benefits include one sheltered garage space and one allocated parking space. The development is maintained to a high standard, with an annual service charge of approximately £1,800, covering the gated entrance and communal areas.

Ideally positioned close to Whetstone High Road, residents have easy access to an excellent selection of shops, cafés and restaurants, while Totteridge & Whetstone Underground Station (Northern Line) provides convenient connections into Central London.

A superb opportunity to acquire a modern, energy-efficient and substantial family home combining contemporary living, privacy and security in one of Whetstone's most desirable settings.

EPC: B

LOCAL AUTHORITY: Barnet

COUNCIL TAX: Band G

TENURE: Freehold



































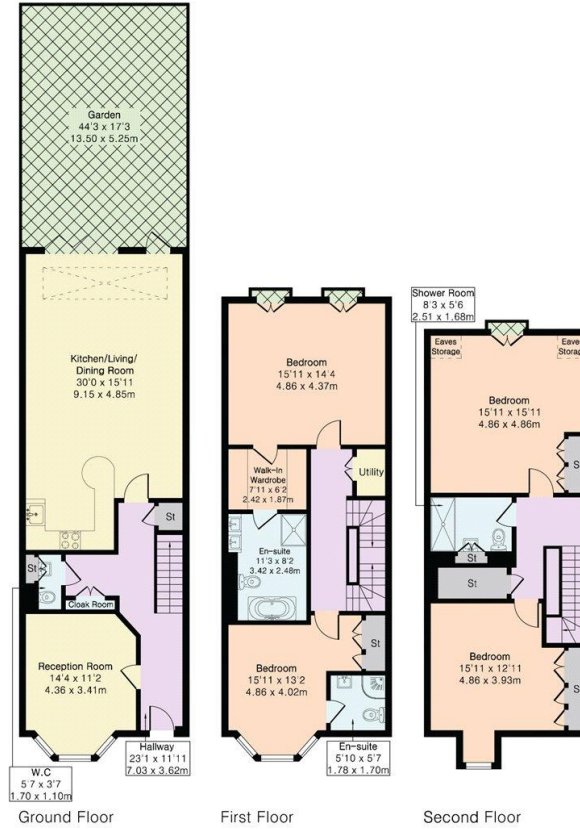


Approximate Gross Internal Area 2133 sq ft - 198 sq m

Ground Floor Area 783 sq ft - 73 sq m

First Floor Area 703 sq ft - 65 sq m

Second Floor Area 647 sq ft - 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

STATONS

