



Foxley Mews
Whetstone, London N20

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A beautifully presented and thoughtfully reconfigured four-bedroom end-of-terrace family home, offering a versatile layout arranged over three floors.

The ground floor features a spacious open-plan reception and dining area, with some separation from the modern fitted kitchen. The reception room has been reconfigured to create additional dining space, while bi-fold doors open directly onto the rear garden, creating a seamless connection between the living and outdoor spaces.

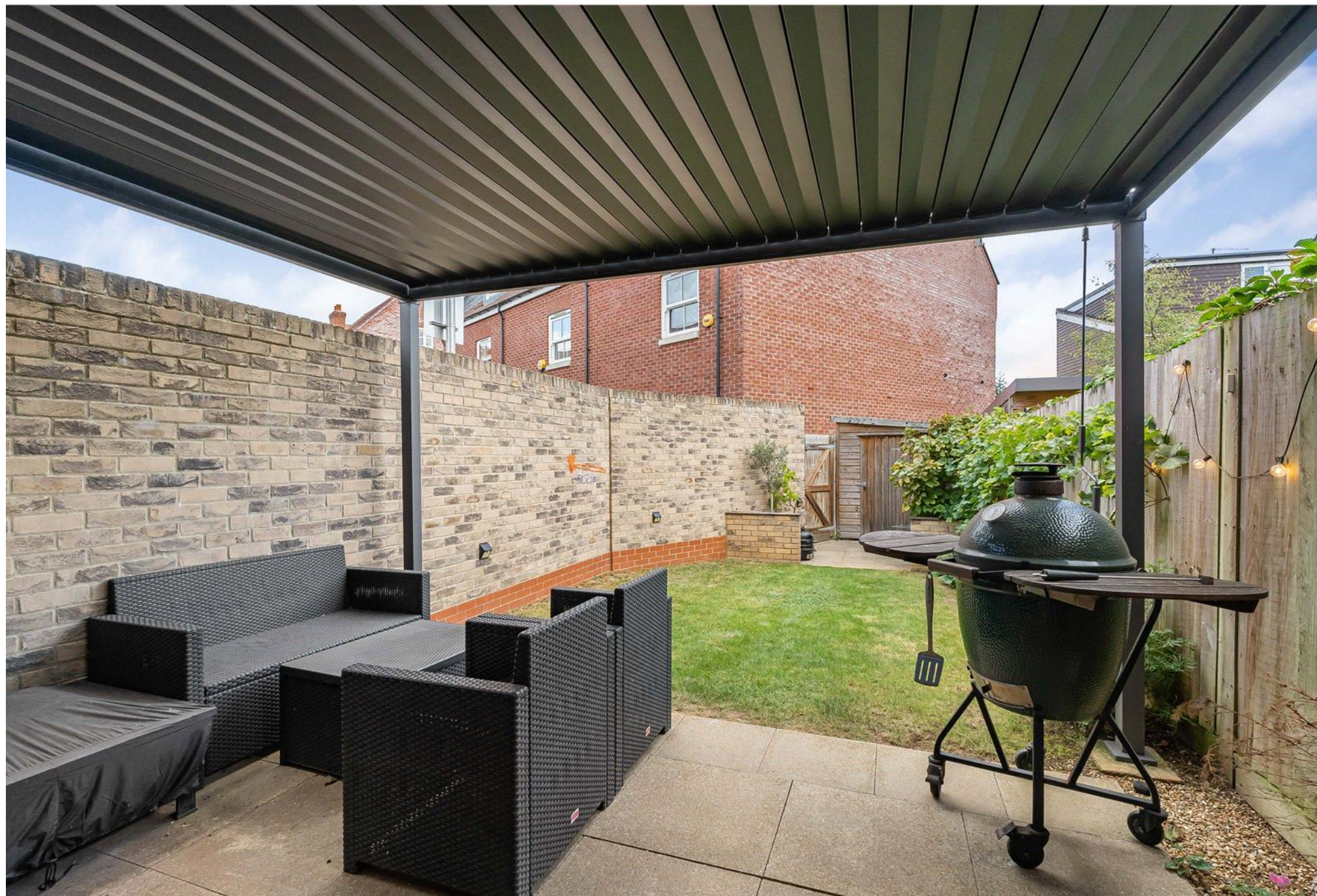
The first floor comprises two generous bedrooms, including a principal bedroom with ample built-in storage and en-suite access, alongside a spacious second bedroom currently used as a nursery. A modern and well-proportioned family bathroom completes this floor. The second floor has been cleverly converted from the original loft space to create two further double bedrooms, both benefiting from impressive ceiling heights. One is currently used as a guest bedroom and home office, while the other is arranged as a children's bedroom, with additional loft storage retained.

Externally, the property enjoys a well-maintained rear garden with a fitted pergola, bespoke refuse and garden storage and useful side access to the road. Further benefits include an allocated parking space with an electric vehicle charging point. The property is one of only a select number within the development to have maximised the original two-bedroom layout, creating a genuinely versatile four-bedroom family home with excellent flexibility and a particularly thoughtful use of space.

The location is superb. Situated on the quiet and peaceful Lovegrove Way, the property is within a 7-minute walk of Totteridge & Whetstone Underground Station, while Oakleigh Park Railway Station is a 15-minute walk away. Whetstone High Street offers an excellent selection of shops, bars, restaurants, and supermarkets, including Marks & Spencer and Waitrose. For those who enjoy outdoor pursuits, Totteridge Tennis Club, South Herts Golf Club, and Totteridge Millhillians Cricket Club are all within walking distance, along with an abundance of scenic countryside walks.



































**Approximate Gross Internal Area 1201 sq ft - 112 sq m
(Excluding Outbuilding)**

Ground Floor Area 405 sq ft – 38 sq m

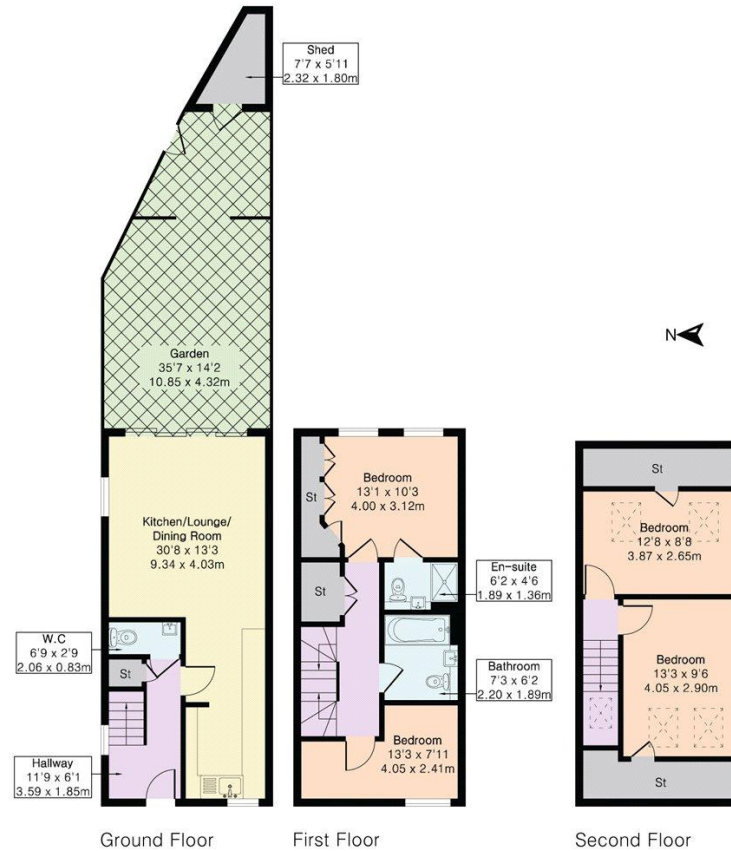
First Floor Area 405 sq ft – 38 sq m

Second Floor Area 391 sq ft – 36 sq m

Outbuilding Area 28 sq ft – 3 sq m

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Barnet
Council Tax Band: E
Tenure: FREEHOLD



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.



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