



Pollard Road,
Whetstone, London N20

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A Beautifully Presented Victorian Home with Contemporary Elegance Set within the sought-after residential surroundings of Pollard Road, Whetstone, this beautifully presented period residence effortlessly combines the timeless elegance and character of a Victorian home with the comfort and sophistication expected of modern-day living, over 3,500 sqft of living space.

Arranged over three well-proportioned floors, the property offers an impressive five bedrooms and four bathrooms, providing an abundance of versatile accommodation for modern family life. The generous proportions are immediately apparent, with wonderful ceiling heights, spacious reception areas and a wealth of original period features creating a sense of warmth, character and grandeur throughout.

The heart of the home is its beautifully appointed reception and living spaces, where original Victorian detailing sits seamlessly alongside contemporary finishes. The property has been thoughtfully maintained and updated, retaining its architectural charm while offering the practicality and style required for today's lifestyle.

The five bedrooms provide excellent flexibility, with the upper floors offering peaceful and private accommodation, while the four bathrooms have been designed with modern living in mind.

Outside, the property benefits from a beautifully landscaped rear garden, providing a private and tranquil setting — ideal for entertaining, relaxing or enjoying family life during the warmer months. To the front, there is the highly desirable benefit of off-street parking for approximately 3–4 cars, a particularly valuable feature for a property of this calibre and location.

With its combination of period elegance, generous proportions, original features, modern upgrades and exceptional outdoor space, this is a truly special family home that successfully brings together the best of Victorian architecture and contemporary living.

Pollard Road is a sought after residential location providing convenient access to both Oakleigh Park (overground), Totteridge & Whetstone (Northern Line) stations, numerous bus routes and the amenities of Whetstone High Road. The house is within a short walking distance to local parks such as Friary Park and to three local schools including Sacred Heart, All Saints and Queenswell Primary School.



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**Approximate Gross Internal Area 2761 sq ft - 256 sq m
(Excluding Outbuilding)**

Ground Floor Area 1391 sq ft - 129 sq m

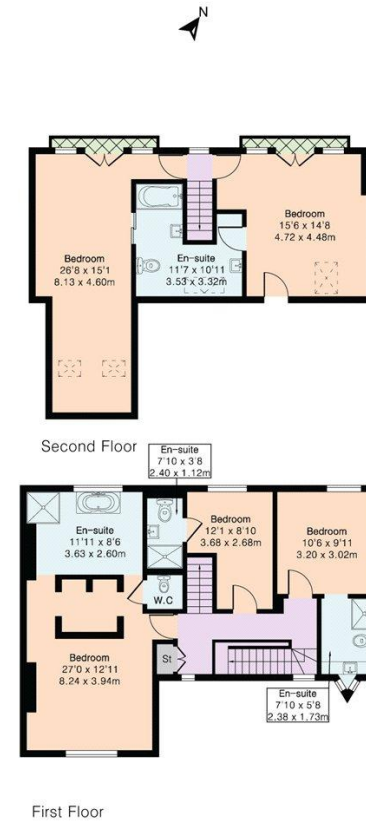
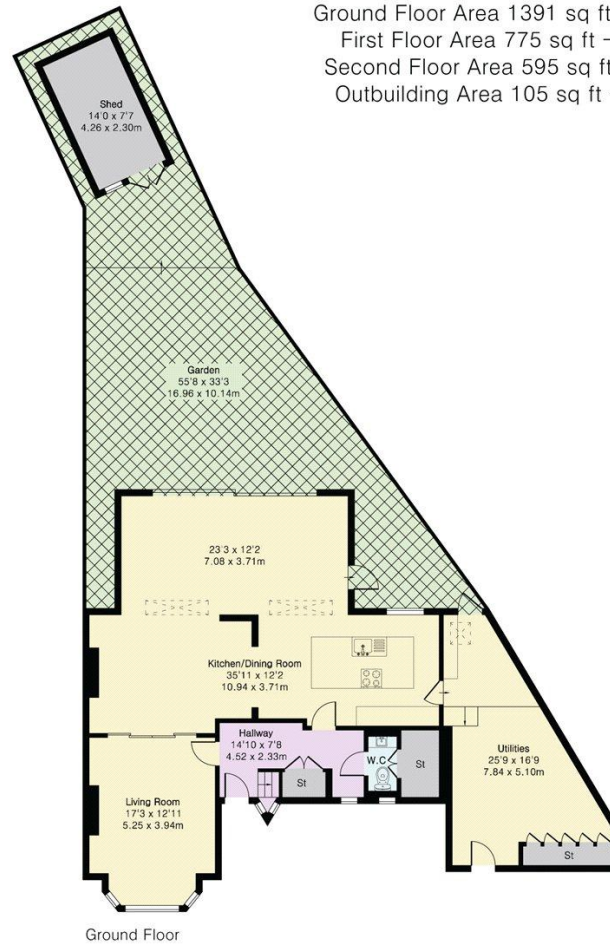
First Floor Area 775 sq ft - 72 sq m

Second Floor Area 595 sq ft - 55 sq m

Outbuilding Area 105 sq ft - 10 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Barnet
Council Tax Band: F
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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