



Baxendale, Whetstone, N20 0EG  
£850,000 Leasehold Council Tax Band G

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**\*CHAIN FREE\*** Real Estates are delighted to offer for sale this rarely available 3 BEDROOM, 2 BATHROOM TOWNHOUSE, set in large private grounds with lake, tennis and squash courts and a children's playground - all within a stone's throw of Totteridge & Whetstone Northern Line tube station and local amenities.

The property requires modernisation and offers fantastic scope to create a dream family home. The ground floor accommodation comprises a reception room with door to kitchen and doors onto the patio which overlooks the private lake. There is also guest cloakroom off the spacious entrance hall.

On the first floor is a further spacious reception room, with doors onto a balcony also overlooking the garden and lake, plus a large double bedroom with en-suite bathroom. A very large principal bedroom, 3rd bedroom and large shower-room are on the 2nd floor.

This property also benefits from integral garage and off-street parking. Early viewing is highly recommended by the sellers' sole agent.







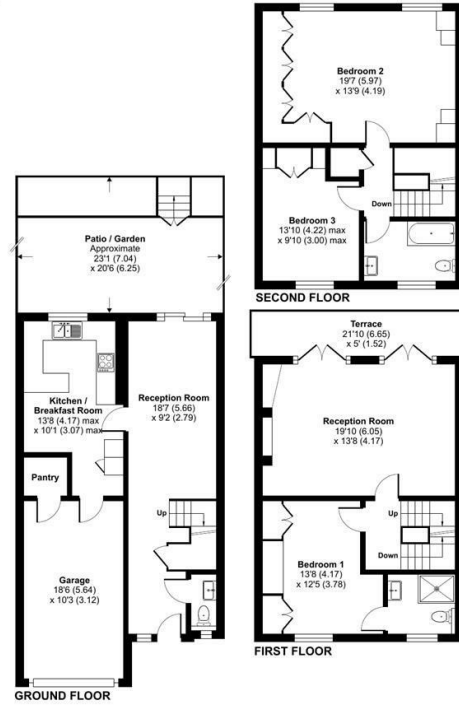
## Baxendale, London, N20

Approximate Area = 1623 sq ft / 150.7 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1814 sq ft / 168.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Real Estates. REF: 1192309

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
(91-94)	B		
(85-90)	C	68	
(79-84)	D		
(73-78)	E		
(67-72)	F		
(61-66)	G		
Not energy efficient - higher running costs			

EU Directive



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