



A stylish 3 bedroom, 2 reception town house

Baxendale, N20

Guide Price £950.000



3 Double Bedrooms * 2 Receptions * Garden * Garage and Off street parking * Share of Freehold

Discover the epitome of refined living in this exquisite three-story residence, where flexibility meets elegance at every turn. Boasting three bedrooms, two receptions, a kitchen/breakfast room, and two bathrooms with a convenient downstairs WC and integral garage, this home is designed to adapt to your evolving needs, ensuring the utmost in comfort and convenience.

But the allure doesn't end there. As a resident, you'll gain exclusive access to a world of unparalleled leisure and recreation. Unleash your inner athlete on the tennis court or squash courts, where exhilarating matches and friendly competitions await. Watch your children's faces light up with joy as they explore the enchanting playground and playroom, conveniently located above the garages, providing a haven of excitement and adventure just steps from your door.

Prepare to be captivated by the natural beauty that surrounds this exceptional abode. Ascend to the first floor and indulge in a breathtaking panorama from the full-width balcony, where views of the serene lake unfold before your eyes. On the ground floor, a radiant patio garden beckons, offering a seamless connection to the private lake and communal gardens. Embrace a lifestyle that blurs the boundaries between indoor and outdoor living, inviting you to savor the tranquility and serenade of nature.

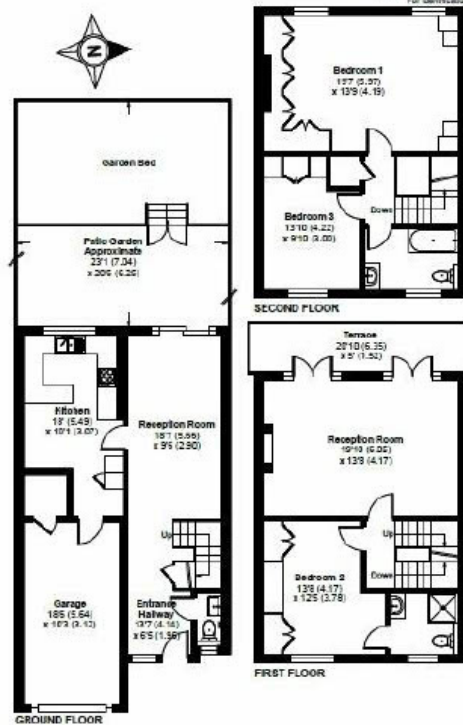
The location of this property is nothing short of extraordinary. Nestled within the peaceful and secluded close of Baxendale, tranquility becomes your neighbor. Experience the convenience of a short stroll to Totteridge and Whetstone Underground Station, connecting you to the bustling city in under ten minutes. Explore the vibrant Whetstone High Street, where a myriad of bars and restaurants await, offering a diverse culinary tapestry to indulge your senses.





Baxendale, Whetstone, London, N20

Approximate Area = 1014 sq ft / 149.9 sq m
 Garage = 102 sq ft / 16.9 sq m
 Total = 1790 sq ft / 166.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	