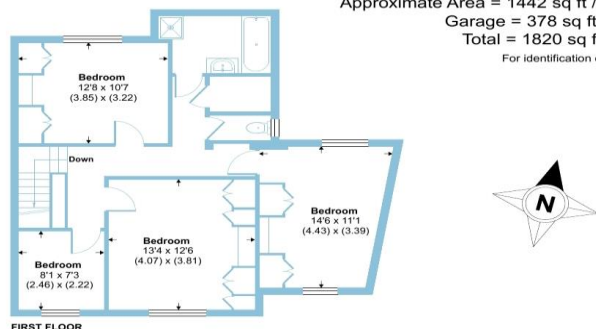




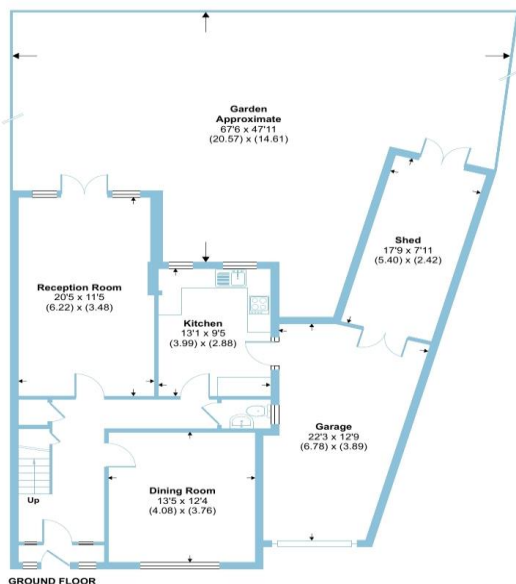
Oakleigh Gardens, London N20 9AB

Oakleigh Gardens, London, N20

Approximate Area = 1442 sq ft / 133.9 sq m
Garage = 378 sq ft / 35.1 sq m
Total = 1820 sq ft / 169 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1250033

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welcome to Oakleigh Gardens, London

- Four Bedroom Semi-Detached Home
- Through Lounge + Dining Room
- Popular Crescent Location
- 0.3 miles to Totteridge & Whetstone Tube Station
- Garage Own Driveway

Tenure: Freehold

EPC Rating: D

£1,100,000



This four-bedroom semi-detached residence located in this popular crescent and has been well-maintained by the current owner offering great potential for someone to put their own stamp on this lovely residence.

This residence is approached by garage own-driveway and comprises of a welcoming entrance hall giving access to a good-sized reception room, dining room, separate kitchen and downstairs w/c. To the first floor you will find four well-proportioned bedrooms, the fitted family bathroom and separate w/c. Externally there is well-tended rear garden and can be accessed via the through lounge and kitchen whilst to the side you will find a separate garage and sizeable garden shed. The property is in close proximity to local shops, amenities, parks and transport links with Totteridge & Whetstone Station 0.3 miles away. There is potential to extend subject to the necessary planning consents.

Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

view this property online barnardmarcus.co.uk/Property/WTS106567



Property Ref:

WTS106567 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk