



City View

W H E T S T O N E

B E R E S F O R D A V E N U E N 2 0 O A D



Computer generated images used in this brochure are intended to be a general guide to the appearance of the development. This information does not constitute a contract or warranty. Therefore, prospective purchasers should check the latest plans and specification with our sales office.

NOTHING BEATS HILLTOP LIVING.

A unique development of just six luxury town houses situated in their very own corner of Whetstone with distant views of Canary Wharf and the City of London, nestled in an exclusive gated haven perfectly situated to enjoy the unique amenities of Whetstone, just 30 minutes from Moorgate Station and the City of London.



Show home photography of previous Huxley Group developments.

INTRODUCING CITY VIEW, WHETSTONE.

Set within a private, gated enclave in the heart of Whetstone, City View is an exclusive collection of six luxury semi-detached townhouses, thoughtfully crafted for modern North London living.

Designed for homeowners seeking space, style and a sense of calm, each property offers contemporary architecture, refined interiors and elevated views stretching towards Canary Wharf and the City.

Light-filled rooms, generous layouts and seamless transitions between indoor and outdoor space create homes that feel open, balanced and effortless. Sleek kitchens, high-quality finishes and carefully curated details bring both sophistication and practicality to everyday living.

With excellent transport links and an enviable location within easy reach of the boutiques, cafés and restaurants of Whetstone High Road, City View balances suburban tranquillity with outstanding city connections, keeping the buzz of central London always within reach.

This is exclusive North London living, from a new perspective.

YOUR OWN PRIVATE CORNER OF NORTH LONDON.

Nestled within the desirable suburb of Whetstone, City View becomes the newest chapter in a calm, leafy neighbourhood that's defined by open green spaces, independent amenities and a relaxed pace of life.

This sought-after North London enclave offers a warm, village-like feel and a rare balance of convenience and calm, with the vibrant energy of central London never far away. Whetstone is renowned for its excellent schools - both state and independent, including some of the best in the capital - as well as its impressive choice of parks, sports clubs and outdoor pursuits. Its location appeals to families and downsizers alike, offering the space, lifestyle and sense of community that make this part of North London so enduringly popular.

The tree-lined Whetstone High Road is only five minutes away by car - or around 15-20 minutes on foot - and offers a huge variety of independent shops, cafés, bars, pubs and retailers, including a Waitrose and M&S Foodhall.

Residents are spoilt for choice with excellent dining and leisure options, including The Griffin - a much-loved local landmark with a long history at the heart of the community. A little further south, David Lloyd Finchley and the Brent Cross Shopping Centre provide even more choice for fitness, leisure and retail.



East Barnet Road



Spoilt For Artisan Coffee

Historical Griffin Pub
High Street Whetstone

Oakhill Park

Prince Of Wales Gastro Pub
East Barnet VillageEast Barnet Road
Restaurants And Individuality Shops

Oakhill Park

SITE PLAN



QUIETLY EXCLUSIVE, BEAUTIFULLY PLACED.

As a boutique collection of only six new homes set amongst beautiful landscaping, City View feels quietly exclusive, with every property enjoying its own parking space, garage and shared visitor parking.

Unusually for a development of this nature, City View offers an enhanced sense of privacy and security. The private driveway and residents' access gate create a welcoming feeling of safety and calm, allowing you to step away from the hustle and bustle of the capital the moment you arrive home.

The rear upper-floor windows reveal panoramic views towards Canary Wharf and the City of London, bringing a rare sense of space, light and elevation to this part of North London - a place where belonging comes naturally.



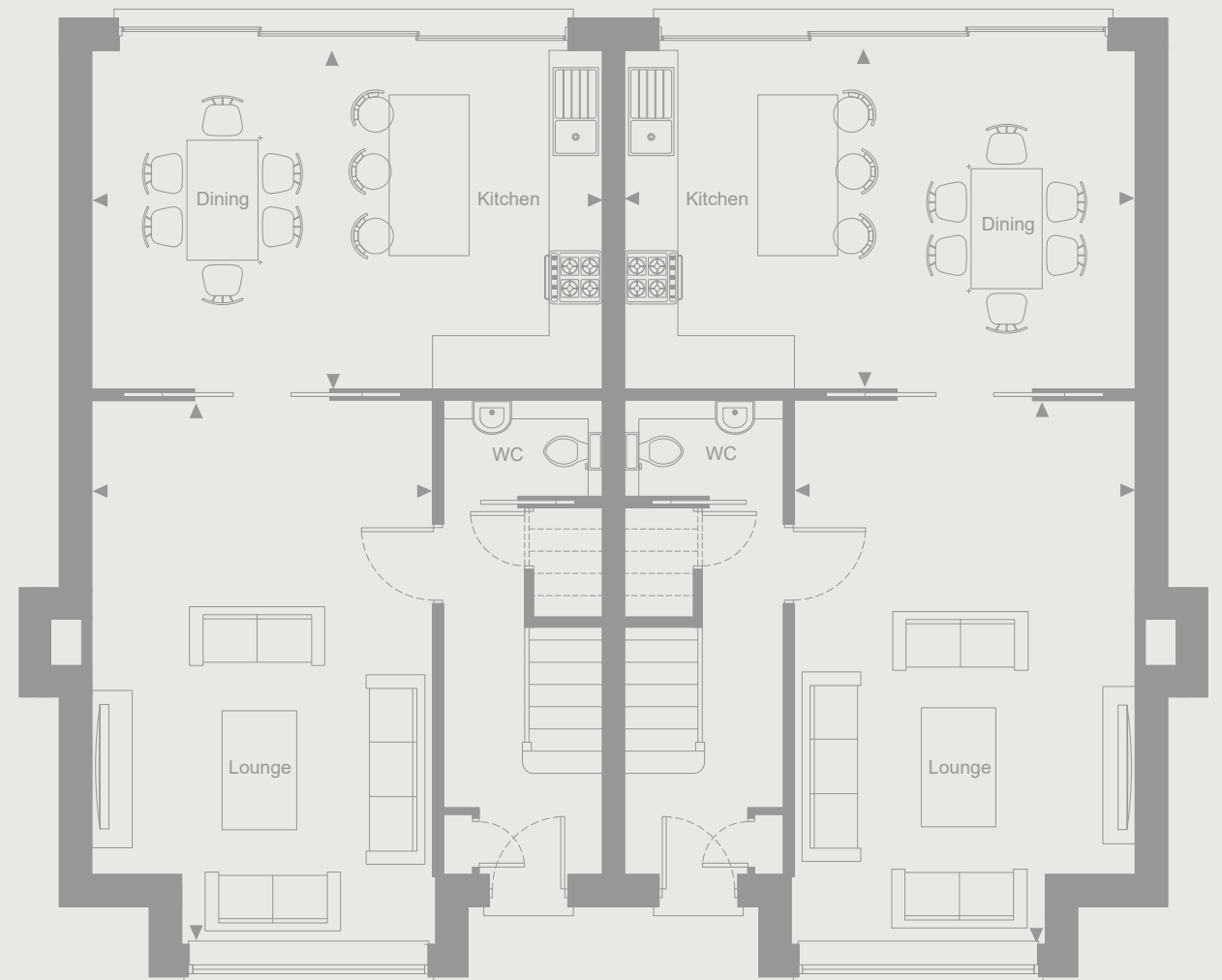
DISTINCTIVE NEW HOMES DESIGNED AND BUILT WITH THE LOCATION IN MIND.



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GROUND FLOOR FLOORPLAN

Light, open and sociable living spaces designed for modern life. Sociable spaces shaped for modern life.



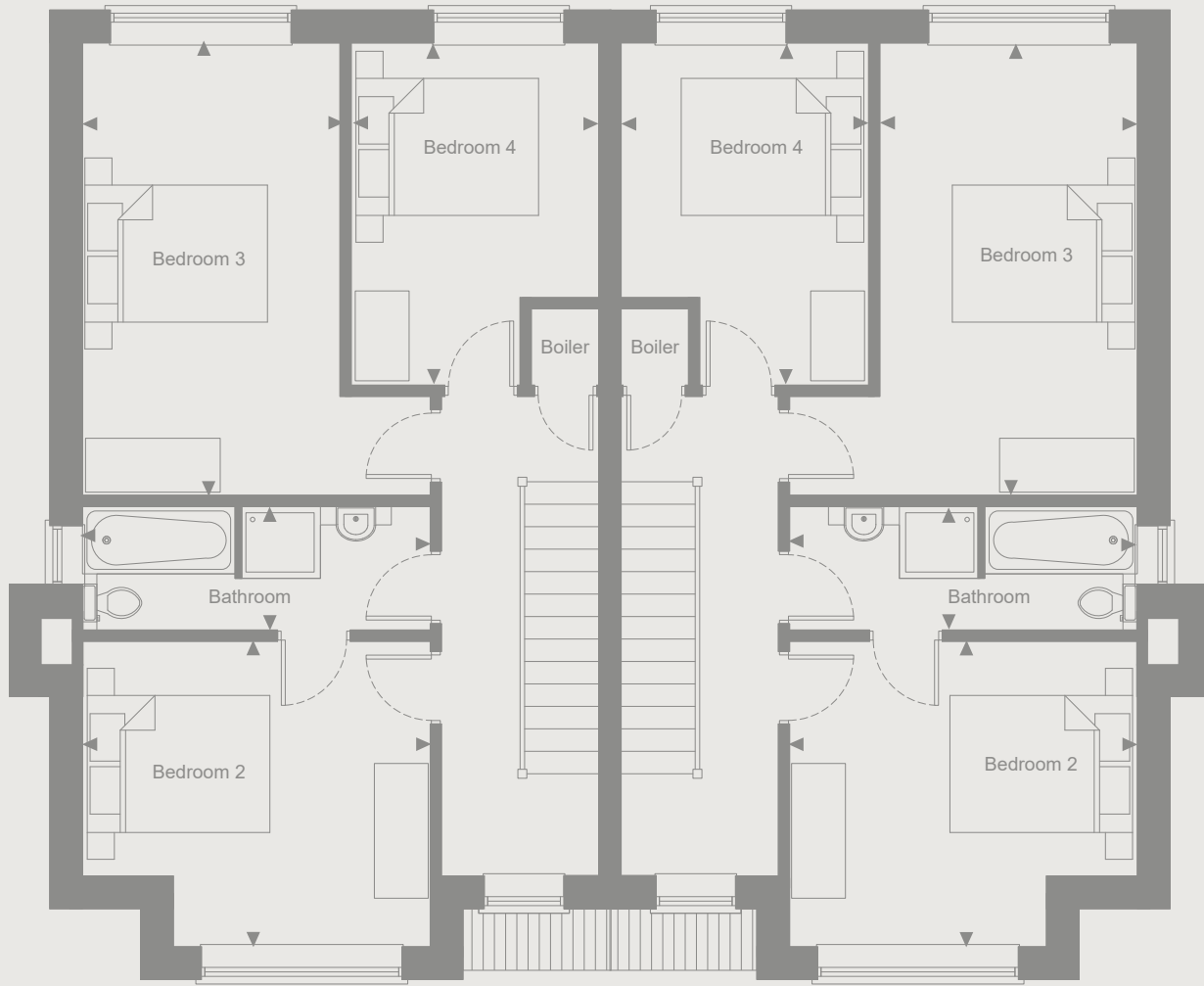
Dimensions

160 sqm / 1722 sqft

Kitchen / Dining	5.77m x 3.83m	18'9" x 12'5"
Lounge	5.36m x 3.86m	17'5" x 12'6"

FIRST FLOOR FLOORPLAN

Spread out and enjoy the calm of your own space.



Dimensions

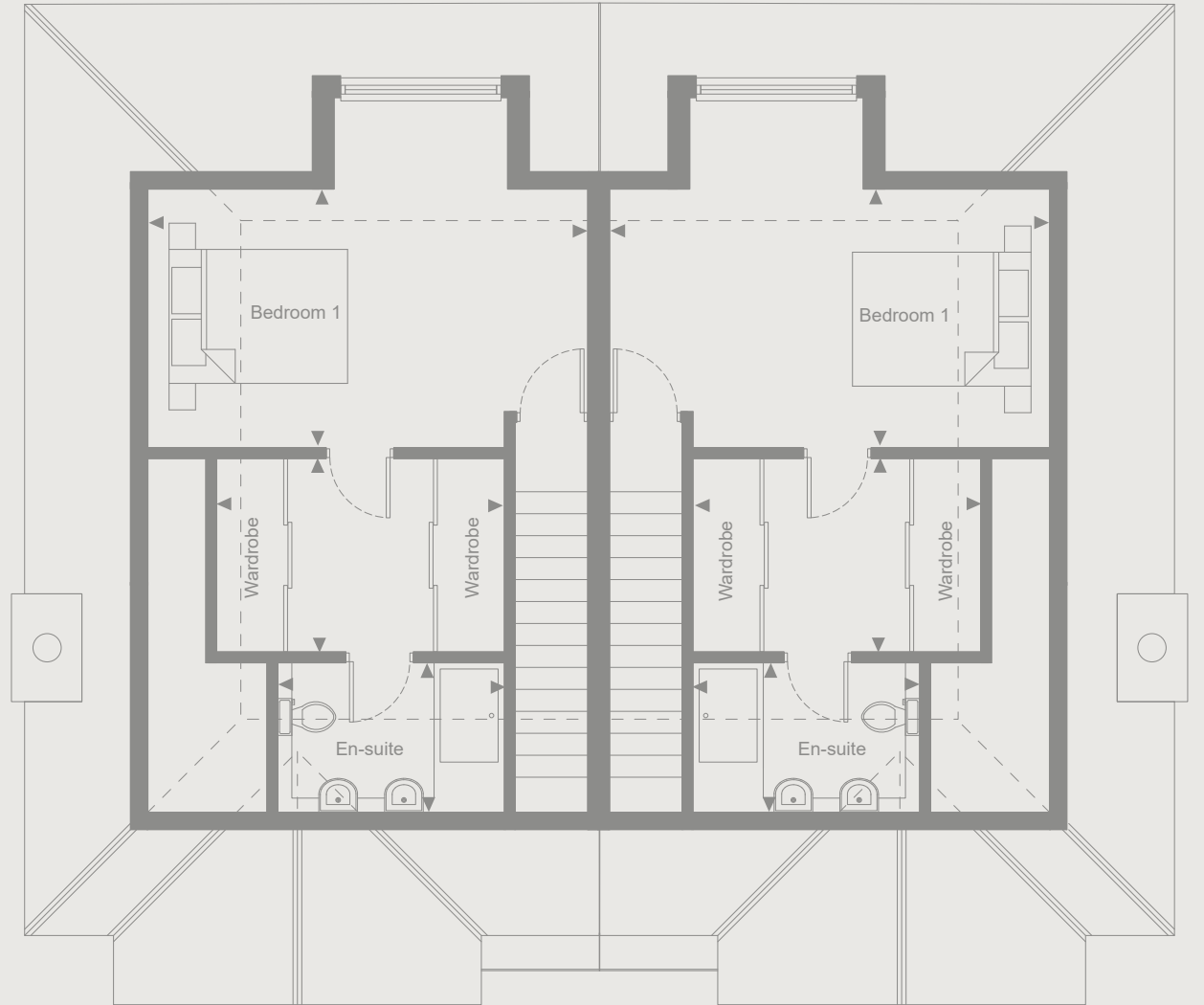
160 sqm / 1722 sqft

Bedroom 4	3.83m x 2.78m	12'5" x 9'1"
Bedroom 3	5.06m x 2.89m	16'6" x 9'4"
Bedroom 2	3.89m x 3.42m	12'7" x 11'2"
Bathroom	3.89m x 1.40m	12'7" x 4'5"

DISCLAIMER: Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings.

SECOND FLOOR FLOORPLAN

Spread out and enjoy the calm of being in your own space and place.



Dimensions

160 sqm / 1722 sqft

Bedroom 1	5.03m x 2.96m	16'5" x 9'7"
Walk in Wardrobe	2.22m x 3.31m	7'2" x 10'8"
Ensuite	1.72m x 2.60m	5'6" x 8'5"

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ENJOY EVERY MOMENT.

In your sumptuous new Huxley home, life unfolds beautifully. Spread out, relax and make every moment memorable with friends and family. Thoughtfully designed spaces invite effortless entertaining and quiet retreats alike, while light-filled interiors create a sense of comfort and calm from the moment you arrive. Whether it's lively gatherings, peaceful mornings or evenings spent unwinding, your Huxley home is a place to live well, every day.

SPECIFICATIONS

Each home has been thoughtfully designed with fully fitted kitchens, integrated appliances, open plan living and dining spaces, and four generously proportioned bedrooms with built-in wardrobes, including a master en-suite. High-quality bathrooms and underfloor heating to

the first floor elevate everyday comfort and convenience. As with all Huxley Group properties, City View has been finished to an exceptional standard, offering a refined backdrop for homeowners to add their personal touches and shape a home that feels distinctly their own.

Show home photography of previous Huxley Group developments.

KITCHEN

- Shaker style kitchen units
- Feature under-cabinet lighting to wall units
- Brushed Steel Kitchen Handles
- Quartz stone worktop
- Stainless steel sink
- Induction Hob
- Quooker tap
- Integrated fridge freezer
- Integrated dishwasher
- Combined washing machine/dryer

BATHROOM & ENSUITE

Principal ensuite & ensuite shower rooms

- Built-in joinery vanity unit with wash basin and storage
- Wall mirror with feature lights
- Wall-mounted WC with soft-closing seat
- Underfloor heating
- Walk-in low profile shower tray with glass shower enclosure/screen
- Bath with mixer taps - Grohe Essence Floor Mounted Bath Shower Mixer
- Bathroom sink tap - Grohe Quick Fix Start S-Size Mono Basin Mixer with Push-Open Waste
- Full height tiling to feature wall (family bath only)

BEDROOMS

- Hand-built contemporary design bespoke joinery fitted wardrobes to all bedrooms

INTERNAL FINISHES

- Herringbone flooring to ground floor
- Fitted carpets to upstairs
- Feature skirtings and architraves as plinth blocks
- Coving to all ceilings apart from bathrooms
- Brushed chrome door handles
- Bathrooms, en-suite and WC are tiled

HEATING & AC

- Underfloor heating to ground floor
- Radiators to first and second floors
- Air Source Heat Pump

ELECTRICAL FITTINGS

- Wired for BT Hyperoptic up to 1GB speed
- Provision for Sky Q, TV with wiring as standard to all rooms
- Energy efficient LED downlights with dimmer function
- High finish sockets with USB to the kitchen, study and principal bedroom, brushed steel, black inserts with USB and USB c
- Shaver sockets to principal en suite, family bathroom and en suite shower rooms

GARAGE

- Power and light
- Electric up-and-over garage doors are synced with entrance gates

EXTERNAL FINISHES

- Feature entrance door with multipoint locking system
- Selected areas of rear gardens landscaped with turf, and paving
- External tap to the side or rear of the house
- Exterior lights to front and rear

SECURITY & PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup
- 10 year ICW warranty (not Premier)
- Low-level lighting to communal areas

EFFORTLESSLY CONNECTED.

Perfectly positioned with excellent transport links, City View puts the whole of London within easy reach - whether by train, tube or a short car journey.

Central London is easily accessible, with nearby Totteridge & Whetstone and Woodside Park Underground stations, as well as Oakleigh Park mainline station, all providing direct connections into the city.

Excellent road links offer quick, convenient access to the wider North London network, the M25 and a wealth of destinations beyond.

JOURNEY TIMES FROM CITY VIEW

BY TRAIN

King's Cross St. Pancras	20-25 mins
London Bridge	30-35 mins
Liverpool Street	28-35 mins
Canary Wharf	30-40 mins
Victoria	30-40 mins
Heathrow Airport	60-75 mins

BY ROAD

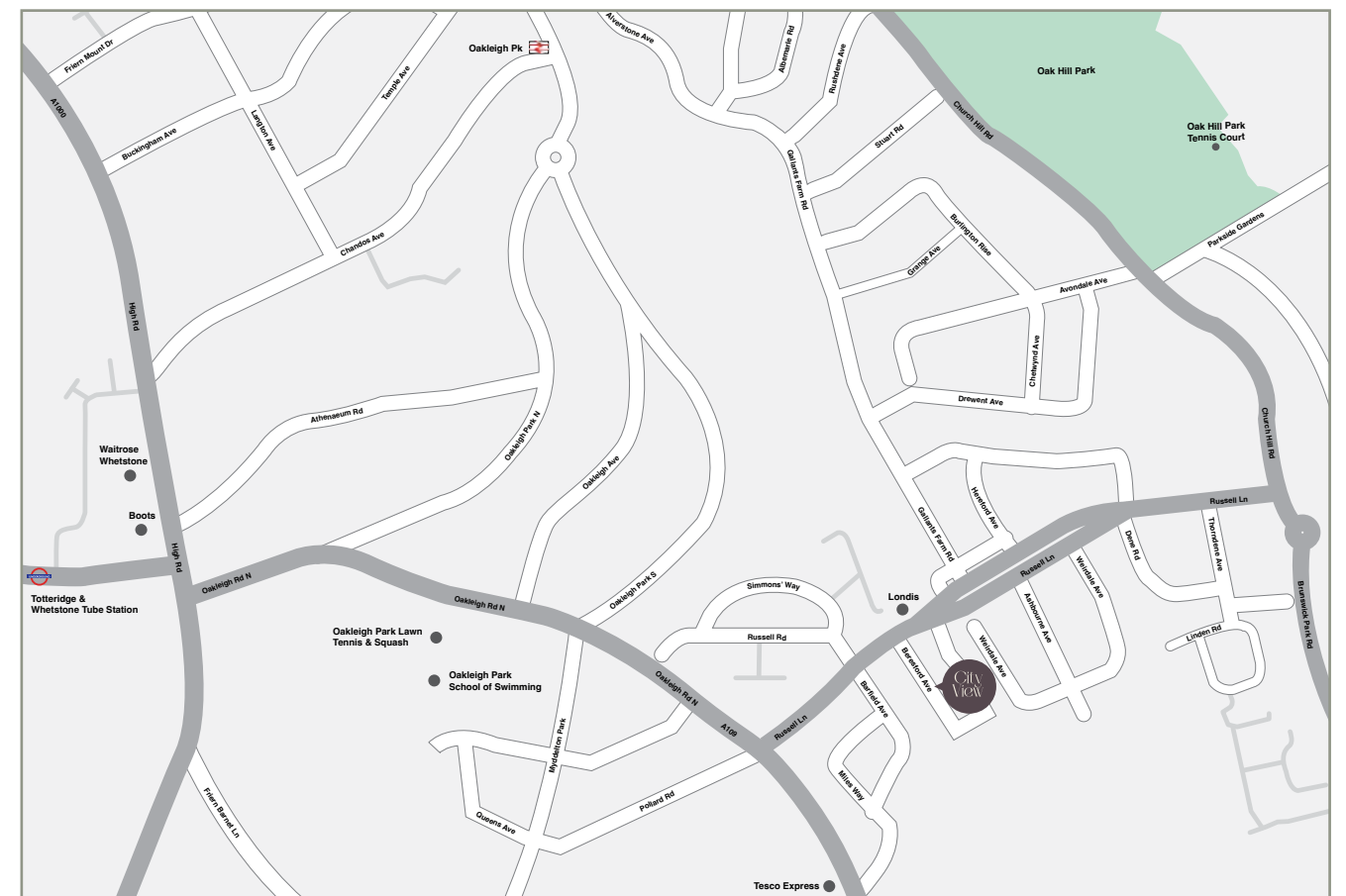
Whetstone High Road	5 mins
M25 Junction 24	20 mins
Brent Cross Shopping Centre	25 mins
Wood Green Shopping Centre	25 mins
Wembley Stadium	35 mins

BY BUS

125 bus Beresford Avenue to Southgate Station	15 mins
125 bus Beresford Avenue to Whetstone High Road	9 mins
34, 125, 251	
Various bus routes across North London from Oakleigh Road (10 minute walk)	

BY FOOT

Londis convenience store/service station	5 mins
Totteridge & Whetstone Tube Station	23 mins
Oakleigh Park Station	20 mins
Waitrose Whetstone	20 mins



DISCOVER WHETSTONE.

Whetstone is one of North London's most desirable residential areas - a leafy, established suburb that feels calm and connected in equal measure.



A community shaped by character, greenery and connection.

Just ten miles from Central London, it offers the best of both worlds: modern, peaceful living - perfect for leisurely walks, weekend relaxation or family outings - with easy access to the capital's business, shopping and cultural districts.

Known for its strong community spirit and open surroundings, Whetstone offers green escapes on your doorstep, from the sweeping paths of Dollis Valley Greenwalk to the local charm of Swan Lane Open Space. Excellent local schools, sports clubs and leisure facilities further enhance the area's appeal for families and professionals alike.

Blending tranquillity, convenience and timeless character, Whetstone remains one of North London's most refined places to live, and City View by Huxley Group is its newest, most elegant addition.

London and beyond

Whetstone enjoys excellent connections into Central London and beyond. Ten miles from the capital and around thirty minutes from the M25, it offers quick access to the wider road network while retaining its peaceful suburban charm.

For travel further afield, Heathrow and Luton airports are both within around forty-five minutes by car, offering extensive domestic and international flight options. King's Cross St Pancras - with Eurostar services to Paris, Brussels and other European cities - is reachable via the Northern line in under half an hour.

For retail and leisure, Brent Cross Shopping Centre lies just twenty minutes away, while the boutique shops and restaurants of nearby High Barnet and Muswell Hill offer a more intimate shopping and dining experience close to home.



Westminster Bridge

ABOUT HUXLEY GROUP.

When you choose a Huxley Group home, you're investing in exceptional craftsmanship, contemporary design and enduring quality.

Every detail is considered, from the architectural character to the interior finishes, ensuring a home that feels refined, functional and timeless.

Since its inception, Huxley Group has built a reputation for creating premium residential developments across London and the Home Counties — homes that enhance their surroundings and stand the test of time.

Each property is carefully designed to complement its setting, with a focus on quality materials, energy efficiency and sustainable building practices.

With every Huxley home covered by a recognised 10-year structural warranty, you can enjoy complete peace of mind in your new home at City View.

Your Environment At Huxley Group, our commitment to excellence extends far beyond the design and build of our homes — it's rooted in creating places that respect and enhance their surroundings.

Sustainability sits at the heart of our construction process. From the use of energy-efficient materials and thermal insulation methods to responsible sourcing and waste management, we are focused on reducing our environmental impact without compromising the quality or comfort of our homes.

Each home at City View has been designed with these principles in mind — offering modern living that's mindful of its setting and built to stand the test of time.

At Huxley Group, we're proud to build homes that not only meet the highest standards of craftsmanship and design but also contribute



Show home photography of previous Huxley Group developments.

