

Vardon House, Totteridge Lane
Totteridge, London, N20 8JH
£3,000,000 Freehold

STATONS

Tel: 020 8445 3694
Email: totteridge@statons.com
Bedrooms 6 | Bathrooms 6 | Receptions 5





Vardon House, 122 Totteridge Lane
Totteridge, London



A magnificent modern Georgian style residence with luxury leisure facilities ...

From its grand entrance hall with beautiful wishbone staircase through to the wonderful double height ceiling reception rooms, a truly palatial style gated residence.

Accommodation Comprises: Entrance Hall, Master Bedroom with 2 Dressing Rooms and En Suite Bathroom, Guest Cloakroom, 3 Reception Rooms, 5 further En Suite Bathrooms, Garden Room, Double Garage, Study, Paved Driveway, Swimming Pool Complex, Rear Garden.

Located on Totteridge Lane itself within close proximity of Totteridge and Whetstone (Northern Line) underground station and within walking distance of Whetstone's shopping amenities which include Marks & Spencer, Boots, Waitrose and a number of high quality boutiques and restaurants. The area is very well served with a number of private and state schools, recreational facilities including south Herts Golf Club, Totteridge Tennis Club, Totteridge Cricket Club, horse riding and the recently refurbished Orange Tree public house which dates back to 1665 close by on Totteridge Green.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100% A			95-100% A		
81-95% B			81-95% B		
69-81% C			69-81% C		
55-69% D			55-69% D		
44-55% E			44-55% E		
34-44% F			34-44% F		
21-34% G			21-34% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Features Include

- Modern Georgian Style Residence
- Luxury Indoor Leisure Complex
- 6 Bedrooms
- 5 Bathrooms
- 6 Reception Rooms

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com