



Longland Drive  
Totteridge, N20

# 89 Longland Drive

## Totteridge N20 8HN

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A detached family home that offers an exceptional blend of space, character, and versatility, set in a highly sought-after location with direct access to the open green spaces of Dollis Brook.

The property welcomes you with a charming reception hallway, beautifully enhanced by leaded and stained glass windows to the front and side, creating an immediate sense of warmth and character. From here, you are led to a guest cloakroom and a generously proportioned sitting room at the front, featuring folding doors that open seamlessly into the dining room—perfect for both everyday living and entertaining. The dining area flows effortlessly into a bright third reception room, while the well-appointed kitchen/breakfast room provides a practical and sociable space for family life.

A particularly valuable addition to the ground floor is a versatile room, ideal as an extra bedroom or home office, complete with its own en-suite shower room and WC.

Upstairs, the home continues to impress with four well-sized bedrooms, a family bathroom, and a separate WC. The principal bedroom, thoughtfully converted from the attic, is an outstanding space with excellent proportions, enhanced by double doors opening onto a Juliette balcony that enjoys far-reaching countryside views. This room also benefits from its own en-suite shower room and WC.

Externally, the property features a delightful rear garden, predominantly laid to lawn and enjoying a south-easterly aspect, ideal for outdoor relaxation. A paved patio area and pathway add to its appeal, while side access leads to the front of the property, where off-road parking and a garage provide further convenience.

Located within easy reach of both Totteridge & Whetstone and Woodside Park Northern Line tube stations, and only a short distance from the High Road in Whetstone known for its wonderful selection of shops to include Boots, Waitrose and M&S Food and many cafes, bars and restaurants. Finchley Catholic, St John's CofE, Alma Primary and Woodridge Primary are all close by.







































Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

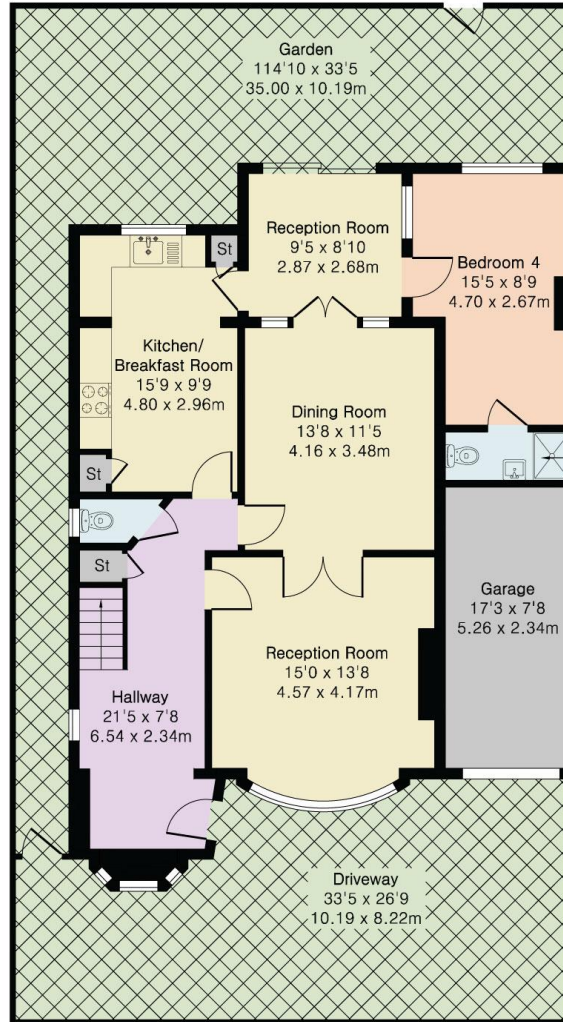
## Approximate Gross Internal Area 1958 sq ft - 183 sq m (Excluding Garage)

Ground Floor Area 986 sq ft – 92 sq m

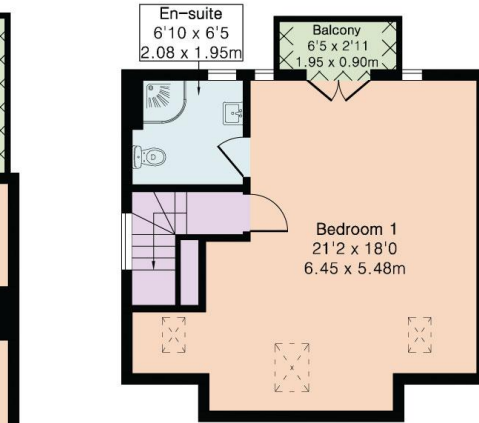
First Floor Area 600 sq ft – 56 sq m

Second Floor Area 372 sq ft – 35 sq m

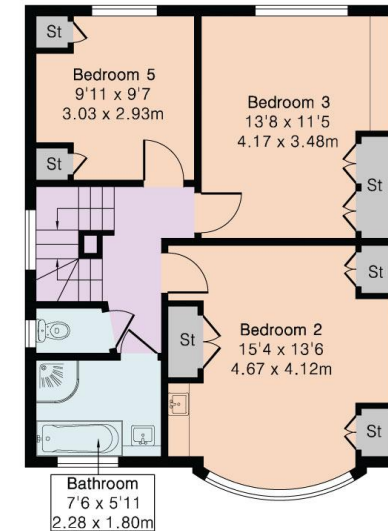
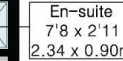
Garage Area 135 sq ft – 13 sq m



Ground Floor



Second Floor



First Floor

Local Authority: Barnet  
Council Tax Band: G  
Tenure: Freehold



**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.



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