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Northcliffe Drive, Totteridge, N20



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Totteridge

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This family home offers wonderful family living accommodation throughout, with three reception rooms, study and well-designed kitchen diner incorporating Gaggenau appliances, utility, guest WC and separate cloak/boot room. All of the living spaces are strategically positioned to maximise the garden aspects and allows for family life, the main reception overlooks the patio and pool the circular dining room is centred to the house and adjacent to the kitchen diner and both overlook the gardens, the additional TV room is conveniently located to the kitchen and then the study is separated from all the living spaces by the hall to give it slight separation and the ability for peace and quiet.

The magnificent entrance hall from the ground to the first floor is absolutely spectacular, the helical staircase creates a core to the house, which upon entering the property you are immediately struck by, the interesting curves, light and of course the sheer volume. The first floor there are six bedroom suites, the principal bedroom suite occupies three rooms, bedroom area with vantage point views over the landscaped gardens, spacious and fully fitted dressing room and a sumptuous en-suite bathroom, there are then a further five generous sized double bedrooms all with en-suites, two of which occupy the circular turrets and are beautifully bright and well designed to maximise the curved lines without compromising storage and living space, from the landing a further staircase rises to the second floor where there a two very generous rooms one currently used as a play room and the other a gym room with a shower room en-suite there is a further separate WC accessed from the landing.

Outside

One of the largest plots and gardens on the road, the landscaped gardens and patios are beautifully planted to provide complete privacy. The heated pool and patio area with a fully serviced pool house and electric safety pool cover. There is also a gorgeous kitchen patio to the other side. To the front a wide sweeping driveway provides parking for several cars and leads to a double width integral garage.

Situation

Situated in a quiet very desirable tree lined turning in the heart of Totteridge Village, the location has a semi-rural feel and yet is still within walking distance of Totteridge and Whetstone Tube on the Northern Line.

Additional Information

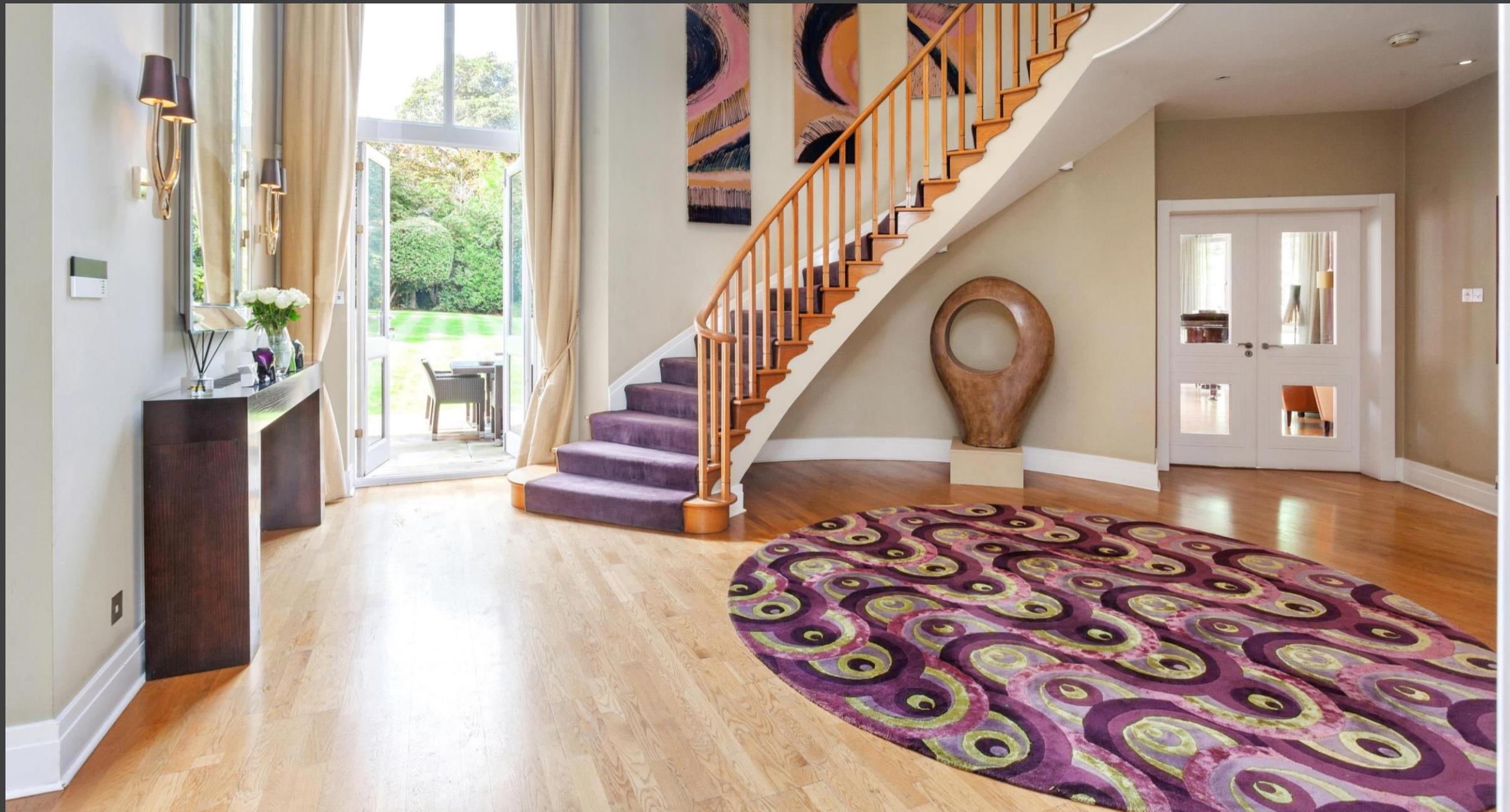
Double glazed, partial underfloor heating and surround sound.

































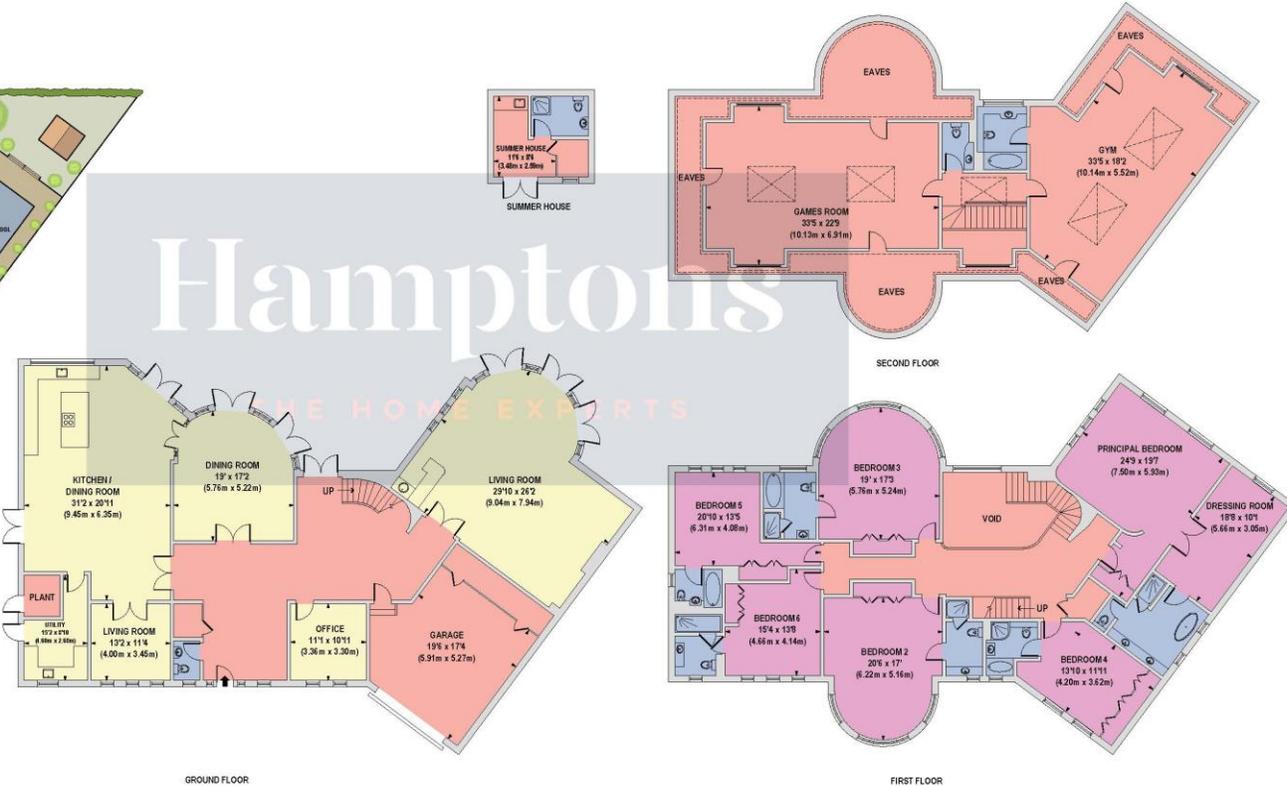
NORTHCLIFFE DRIVE

Totteridge

Approximate Gross Internal Floor Area

8418 sq. ft / 782.05 sq. m (Including Garage, Summer House & Eaves)

7025 sq. ft / 650.65 sq. m (Excluding Garage, Summer House & Eaves)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band – H
Local Authority – Barnet
Borough
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 size are approximate. All dimensions include wardrobe spaces where applicable.

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