

STATONS

www.statons.com

Roselawn Totteridge Common London N20



Roselawn, 21 Totteridge Common Totteridge, London, N20 8LR

An impressive detached family home in a highly sought after address in the heart of Totteridge Village.

This mid-20th century architecturally designed family home comprises of 3 good sized reception rooms, a large kitchen/breakfast room, an office, a plant room, bedroom 6, downstairs guest cloakroom, a separate shower room, and to complete the ground floor there is leisure facilities that include a sauna, 2 changing rooms and a full size indoor swimming pool.

To the first floor there is the principal suite with a balcony, an ensuite bathroom and built in wardrobes, there are 3 further double bedrooms with bedroom 4 having access to a dressing room/ bedroom 5. To complete this floor there is a family bathroom and a shower room along with a separate wc.

There is a detached quadruple garage with an annexe which includes 2 bedrooms, a living room, kitchen and a family bathroom along with a good sized storage room.

To the front of the property there is a driveway providing off road parking for numerous vehicles and access to the garage/ annexe. To the rear of their property there is a well maintained rear garden with plants, shrubs and trees to the borders.

The property comes with planning permission to be able to build a brand new dwelling of around 7300 sq. ft. REF: 20/5235/FUL London Borough Barnet.

The house is situated within easy reach of Totteridge Underground station (Northern Line), Oakleigh Park and Mill Hill Broadway Mainline stations are also nearby as is Whetstone shopping centre, which includes Waitrose, Boots, Marks & Spencer and many individual boutiques and restaurants. The property is well located for travel by road being close to the M25, A1(M) and M1. The surrounding area offers a wide choice of excellent schools including Mill Hill, North London Collegiate, QE Boys and Girls and Haberdasher's Aske.

To view this property please contact Paul Brown in Prime Sales on 07867510540 or paul@statons.com or the Totteridge London office on 0208 445 3694

Local authority: Barnet Council

Council tax band: H













Balcony off the Main Bedroom











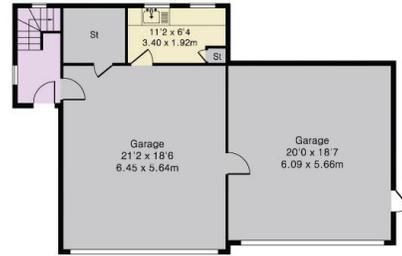
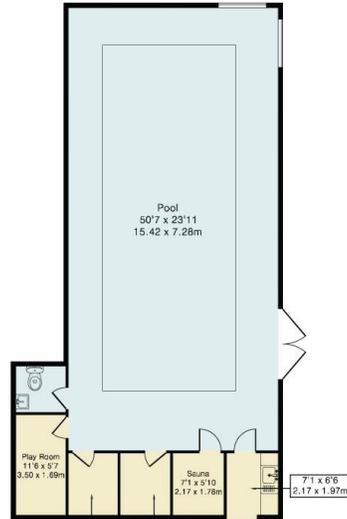




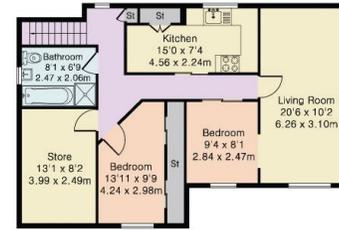


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 7629 sq ft – 709 sq m
 Ground Floor Area 4035 sq ft – 375 sq m
 First Floor Area 1832 sq ft – 170 sq m
 Ground Floor(Annexe) Area 943 sq ft – 88 sq m
 First Floor(Annexe) Area 819 sq ft – 76 sq m



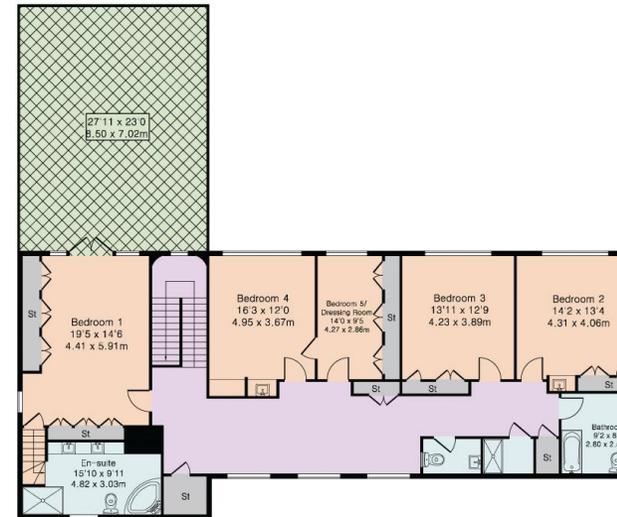
Ground Floor (Annexe)



First Floor (Annexe)



Ground Floor



First Floor

The property comes with planning permission to be able to build a brand new dwelling of around 7300 sq. ft.
 REF: 20/5235/FUL London Borough Barnet

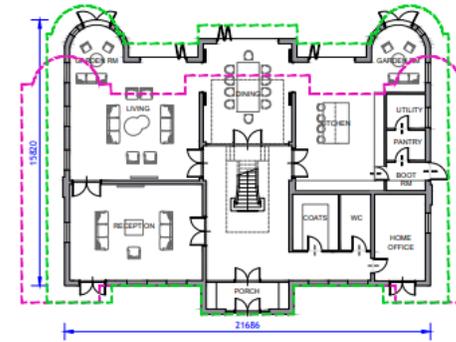
LEGEND
 - - - ORIGINAL PLANS (20/5235/FUL)
 - - - AMENDED PLANS (REV A)



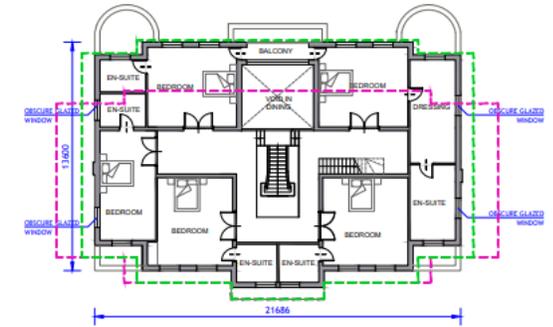
PROPOSED
 FRONT ELEVATION
 SCALE: 1:100



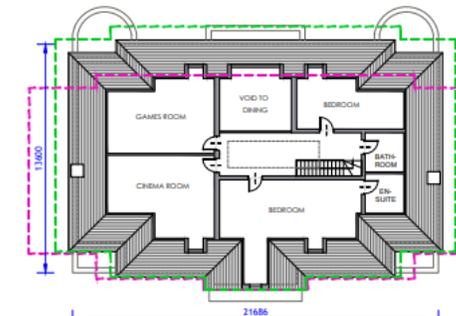
PROPOSED
 SIDE ELEVATION
 SCALE: 1:100



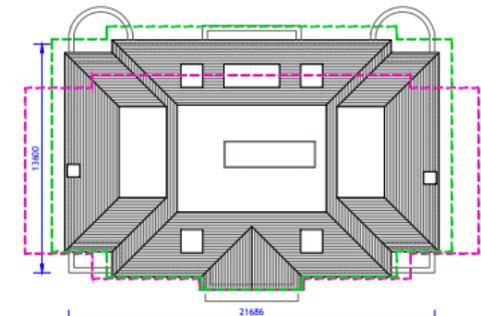
PROPOSED
 GROUND FLOOR PLAN
 SCALE: 1:100



PROPOSED
 FIRST FLOOR PLAN
 SCALE: 1:100



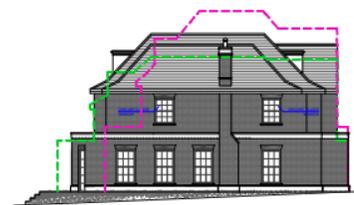
PROPOSED
 LOFT PLAN
 SCALE: 1:100



PROPOSED
 ROOF PLAN
 SCALE: 1:100



PROPOSED
 REAR ELEVATION
 SCALE: 1:100



PROPOSED
 SIDE ELEVATION
 SCALE: 1:100

PROPOSED FOOTPRINT
 TOTAL - 324.6 SQ.M
 GROSS INTERNAL FLOOR AREA:
 GROUND FLOOR = 350.3 SQ.M
 FIRST FLOOR = 261.4 SQ.M
 LOFT = 162.5 SQ.M
 TOTAL = 774.2 SQ.M

LEGEND
 - - - ORIGINAL PLANS (20/5235/FUL)
 - - - AMENDED PLANS (REV A)



STATONS

www.statons.com

STATONS TOTTERIDGE

28-30 TOTTERIDGE LANE
LONDON
N20 9QJ
020 8445 3694
paul@statons.com



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.