



Fairlawn

51 Totteridge Common, London, N20 8LU



Fairlawn

**** A COUNTRY HOUSE IN LONDON ****

One of Totteridge's most stately residences, an amazing Grade II listed property set in gardens and grounds extending to circa 10 acres.

The property is approached via a gated entrance which leads to a stunning courtyard. Double doors open onto a wide reception hall entrance from where all rooms lead and include the formal drawing room, dining room library/study, games room, fitted kitchen, breakfast room, utility room and gymnasium.

There is an inner hallway with a beamed ceiling and a sweeping staircase that leads to the long landing with double doors opening onto the principal bedroom suite with his and hers dressing rooms and en suite bathrooms. There is a second principal bedroom suite with en suite bathroom and dressing room. To complete this floor there are five further bedrooms, all of which have en suites.

Externally, within the grounds there are a pair of semi-detached cottages, an indoor pool complex, tennis court and stables (which are in need of refurbishment) and ample private parking.



Located just 10 miles from Central London, Totteridge Common, which is the area's premier address, is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding.

Totteridge Green is home to the renowned and recently refurbished Orange Tree public house which dates back to 1665. There is an excellent choice of schools in the area, both public and independent, which include Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's. Many schools operate their coach service through Totteridge with school coaches providing collection and delivery from The Orange Tree in Totteridge Village.

Totteridge underground station (Northern Line) and Mill Hill (Main Line), are easily accessible as is the multiple shopping centre at Mill Hill and Whetstone which includes Marks & Spencer, Boots and Waitrose, and a number of high-class boutiques and restaurants. Junction 23 of the M25, A1M and M1, which provide fast routes to all major airports are also within easy distance as is Brent Cross shopping centre.

































CGI IMAGES



Totteridge Common, London, N20

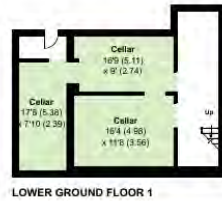
Approximate Area = 10228 sq ft / 950.2 sq m (excludes void)

Cottage = 1623 sq ft / 150.7 sq m

Garage = 450 sq ft / 41.8 sq m

Total = 12301 sq ft / 1142.7 sq m

For identification only - Not to scale



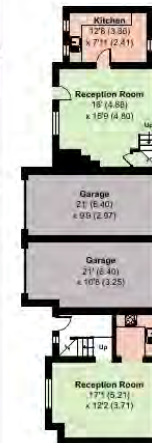
LOWER GROUND FLOOR 1



FIRST FLOOR



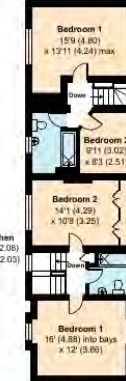
GROUND FLOOR



COTTAGE GROUND FLOOR



LOWER GROUND FLOOR 2



COTTAGE FIRST FLOOR

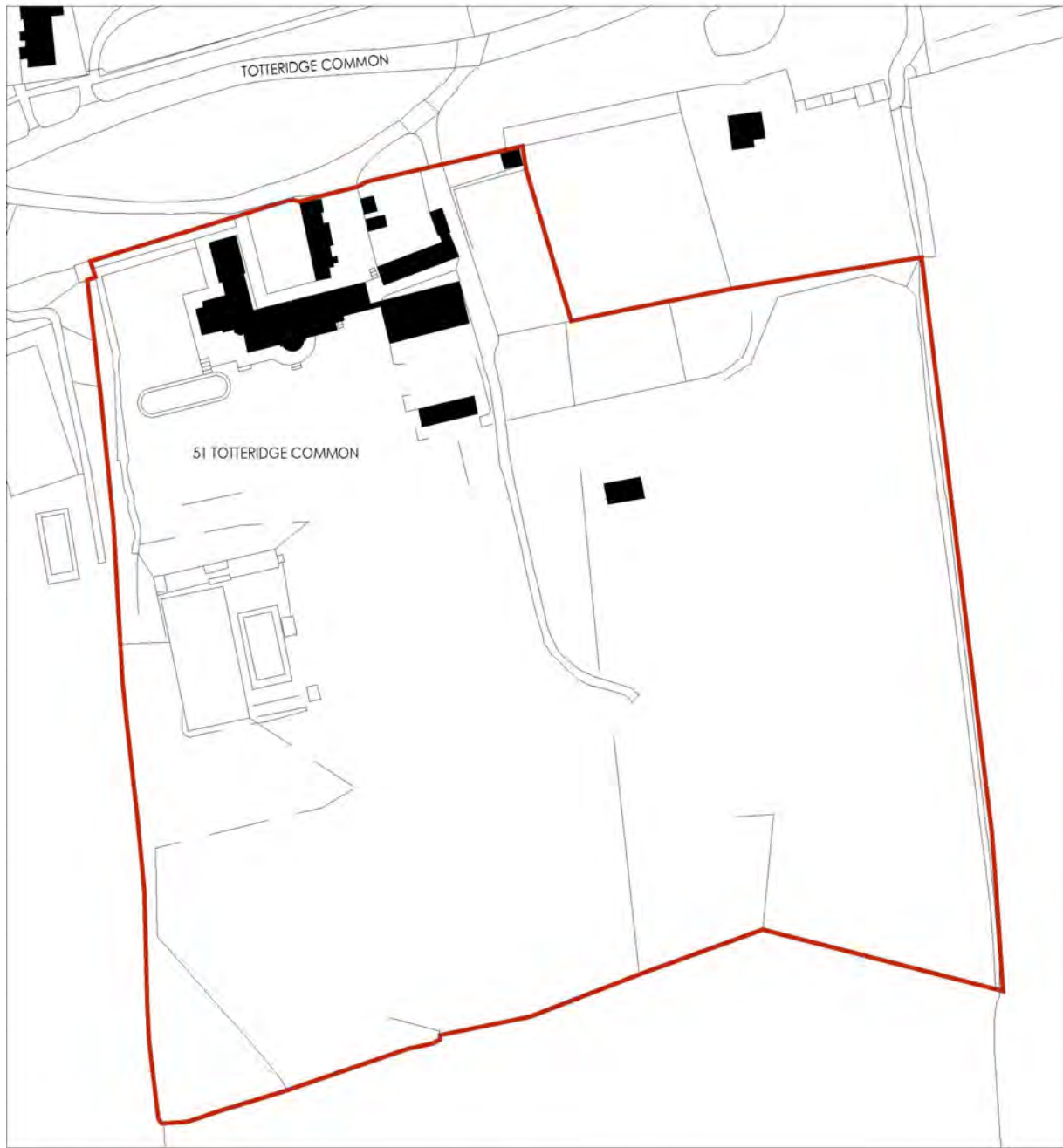
Energy Efficiency Rating		Current	Potential
Very energy efficient - Green (rating 92-100)			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
2-34	G		
Not energy efficient - Amber (rating 65-80)			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023. Produced for Statons. REF: 986599



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LOCATION PLAN
SCALE 1:1250

