



Barlodian House and Lodge  
105 Totteridge Lane, London, N20 8DX



# Barlodian House and Lodge

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Barlodian House is an impressive Georgian-style double fronted detached residence complete with a detached self-contained lodge offering beautifully presented and versatile accommodation of around 4,000 square feet.

Barlodian Lodge, is approached via a private road from Hill Crescent, offers over 1,200 square feet over two floors. It currently comprises a double garage with storage room, gymnasium and shower room on the ground floor and a bright vaulted 27 ft home office suite with kitchenette and cloakroom on the first floor. This would also make ideal guest, staff or teen accommodation if required. Furthermore, the main house has a substantial loft area (with a suitable landing for a staircase) which could be converted to living space (subject to the necessary consents).



## ACCOMMODATION SUMMARY

The house itself provides stylish and welcoming living space, suited to both entertaining and the informality of family life. Of particular note is the entrance, comprising a vestibule with cloakroom access which leads through to the well-proportioned reception hall with all principal rooms leading off. This is open plan to the raised dining room with lovely views over the gardens and an archway links this room with the attractive drawing room. With an outlook to the front and French doors to the rear terrace, this is a beautifully designed room with an unusual gas coal-effect fireplace inset into the chimney breast with a marble covering. In addition, there is a bespoke fitted kitchen/breakfast room with granite surfaces, integral appliances and doors to the terrace and utility room. A relaxing family room is situated to the front of the ground floor.

Stairs rise from the hall to the first floor and a spacious landing area, with room for the staircase to continue upwards into the loft space if converted (STPP). There is a fabulous master bedroom with a balcony offering lovely views over the garden. This has a wealth of mirrored and glazed wardrobes and an en suite luxuriously fitted bathroom, which also benefits from a balcony. There is a guest bedroom with en suite shower room, two further bedrooms, both with balconies, and a family bathroom.

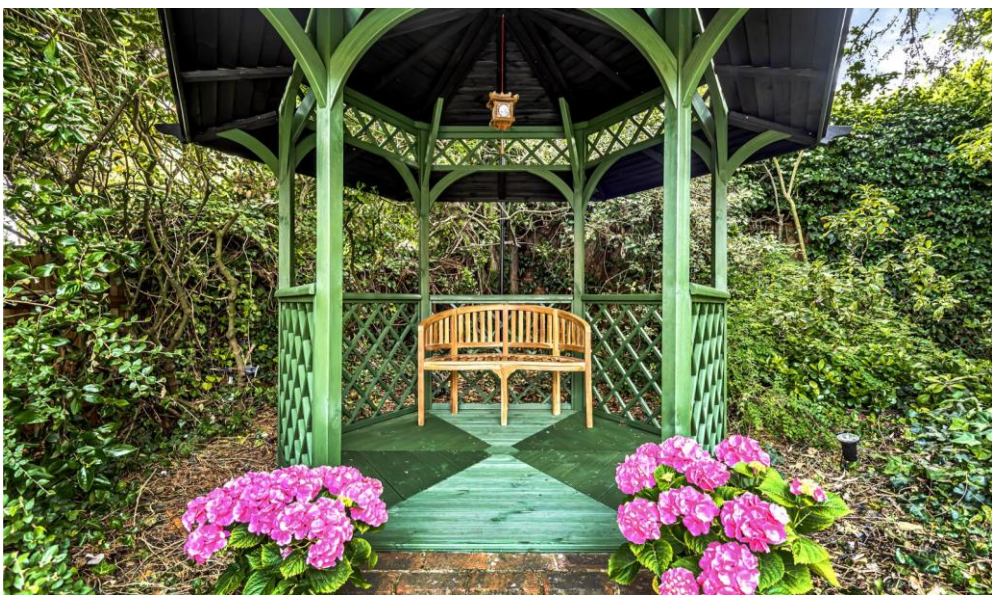






## Location

Barlodian House is set back from the road behind electrically operated gates which open to a secure courtyard arrangement conveniently allowing shared access and egress with the neighbouring property, to both Totteridge Lane and Hill Crescent. The house is set within well-maintained landscaped gardens with a paved south facing sun terrace, ideal for alfresco dining, well-stocked shrub borders and trees to the perimeter. A path leads to the garage/gym and gardeners WC and lawns lead down to the attractive swimming pool. The garden has been fitted with an irrigation system and discreet lighting, which provides a delightful ambience to extend the summer evenings.















































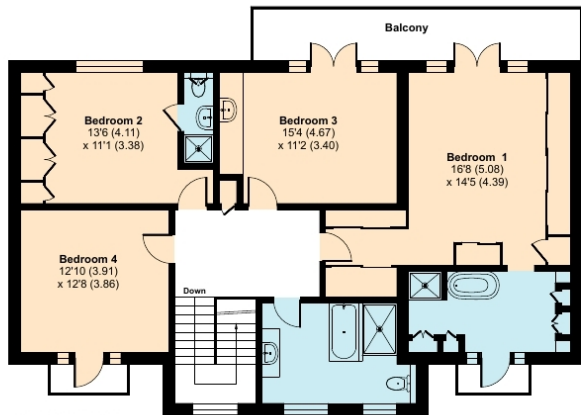




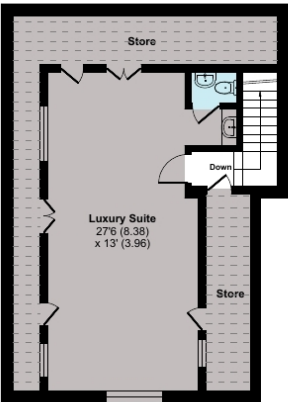
Totteridge Lane, London, N20

Approximate Area = 2669 sq ft / 247.9 sq m  
Limited Use Area(s) = 271 sq ft / 25.1 sq m  
Garages = 1216 sq ft / 112.9 sq m  
Total = 4156 sq ft / 385.9 sq m

For identification only - Not to scale

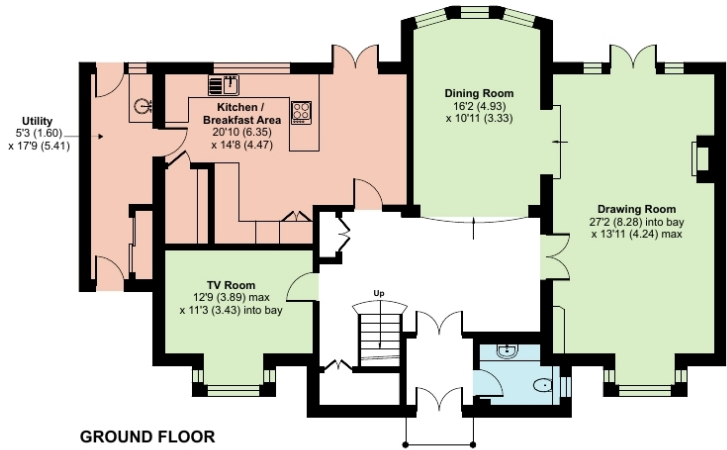


FIRST FLOOR

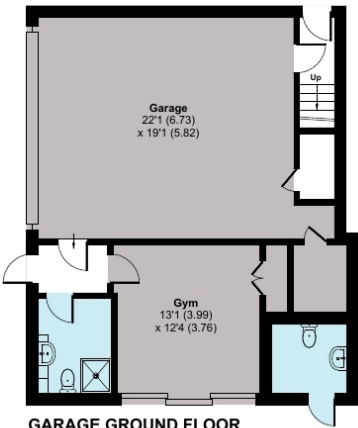


GARAGE FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



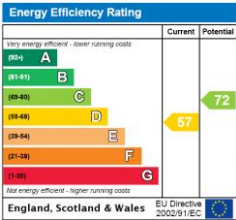
GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 1048306



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



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