

Falmer, 56a Totteridge Village, Totteridge, N20 8PT

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## **Falmer, 56a Totteridge Village, Totteridge, N20 8PT**

A stunning, unique beautifully presented refurbished period home, which forms part of a Grade II listed building in a prestigious gated development.

This elegant property, which was originally the ballroom of the adjacent manor house, was totally modernised and refurbished in 2013 by the current owner.

Offering fantastic accommodation including master suite with dressing room and bathroom, second bedroom with en-suite shower room, den/TV room, large double reception room with windows and doors opening onto a private 90ft rear garden, stunning sweeping feature staircase, spacious lower ground floor with office/bedroom, utility room and bathroom with natural light through casement windows making this an ideal self contained suite or great place to work from home.

Externally there is a delightful landscaped garden in addition there is a double garage and off street parking for 5/6 cars. Features include Lutron lighting in principal rooms, Sonos sound system and partial under floor heating.















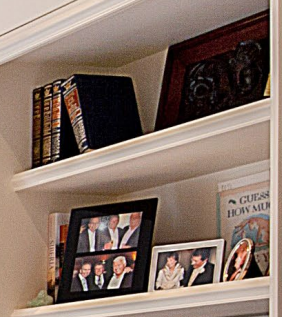




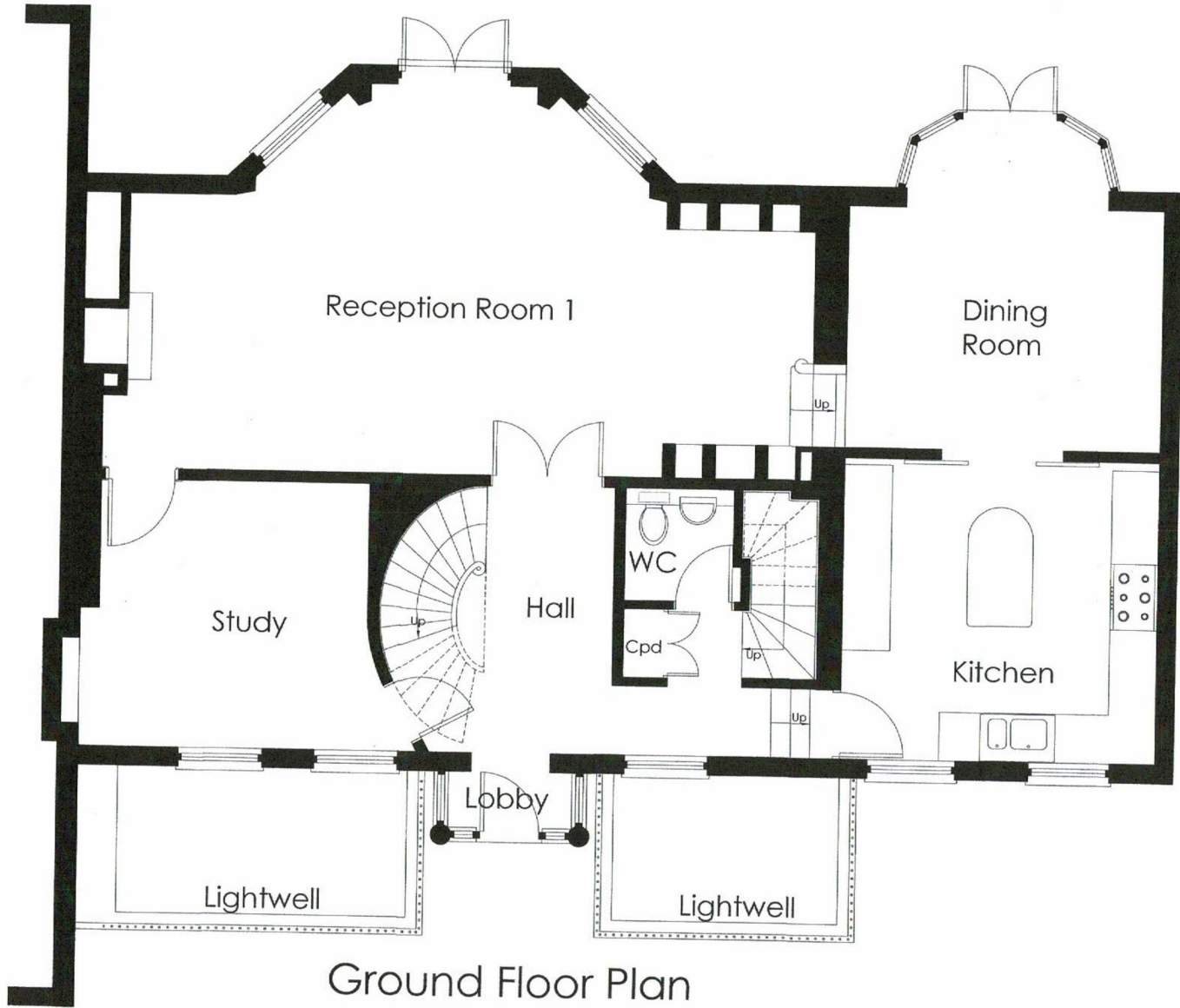






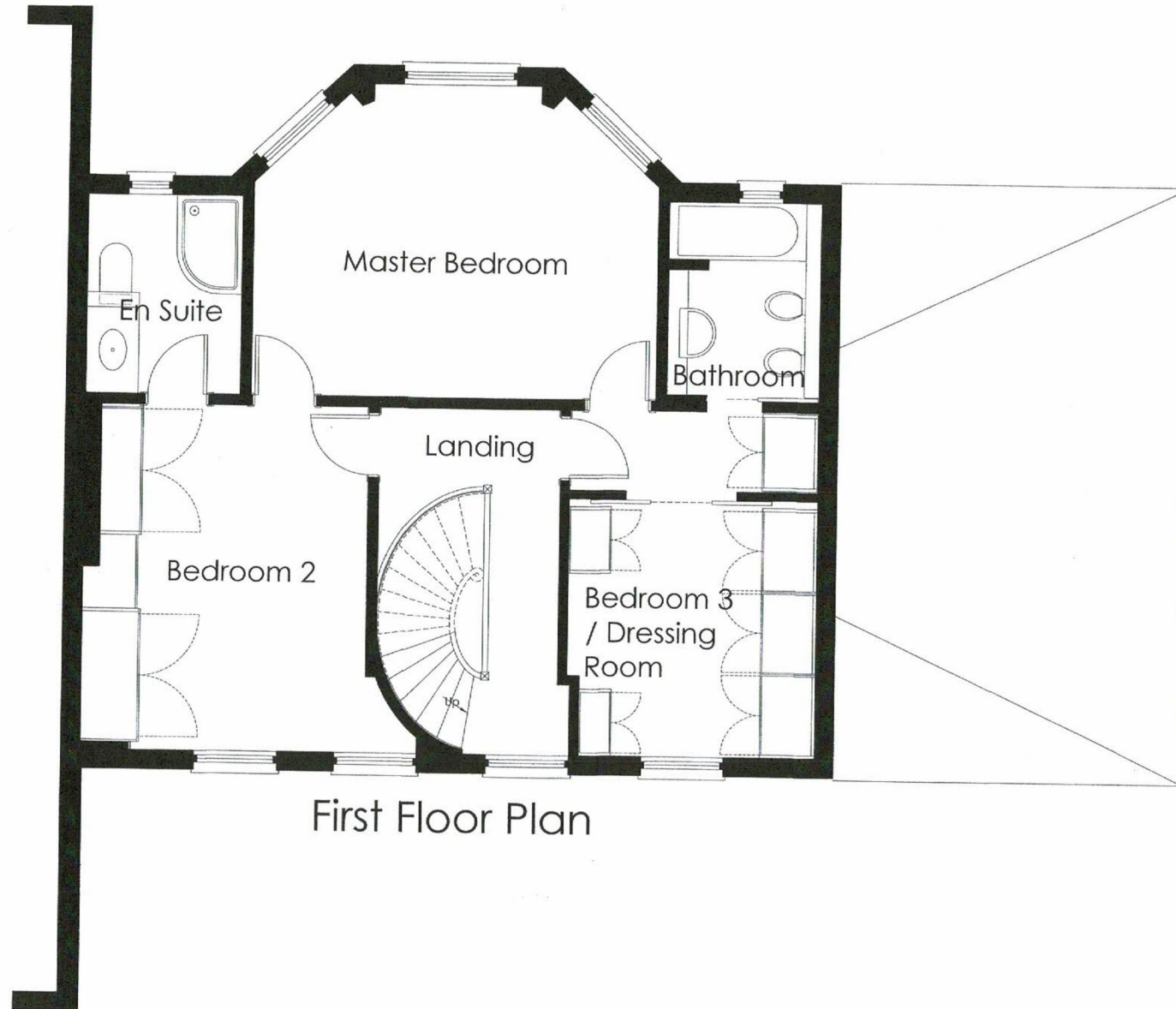




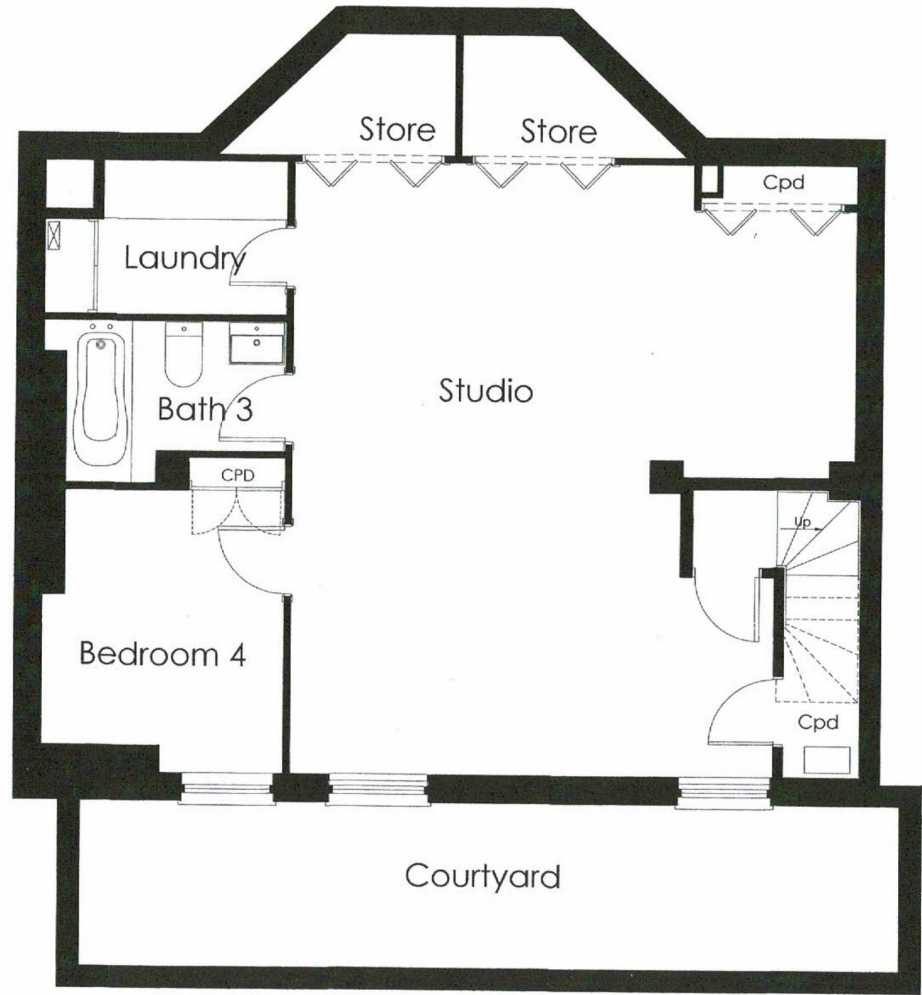


Ground Floor Plan





First Floor Plan



Basement Plan

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The Property  
Ombudsman

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - F  
Local Authority - Barnet

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TOTTERIDGE

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