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Derwent House, Barnet Lane, Totteridge, N20 8AP

## **Derwent House, Barnet Lane, Totteridge, N20 8AP**



A wonderful detached six-bedroom family home in the heart of Totteridge.

The ground floor features a large separate living room, a spacious open plan kitchen, dining and reception room leading to a beautiful matured private garden, a utility room and a guest w/c. Upstairs comprises of a master bedroom with an ensuite bathroom and dressing room, 3 other well-proportioned bedrooms and a family bathroom. Two further bedrooms offering fantastic views over the garden and local area are located on the top floor, along with a guest shower room and substantial storage area.

Derwent House is situated in the heart of Totteridge and provides convenient access to the boutiques and restaurants of Whetstone High Road, the open spaces of Totteridge Green and Totteridge Common, a choice of first-class schooling and places of worship. Totteridge & Whetstone underground station (Northern Line) is nearby and with road links into and out of London also within easy reach.







































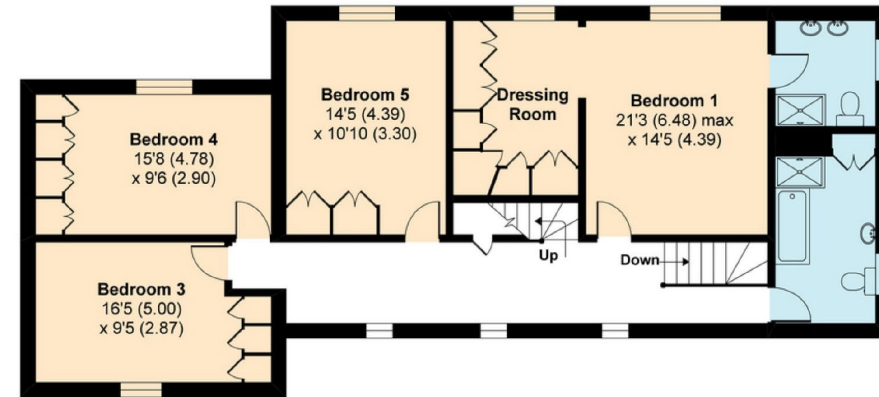
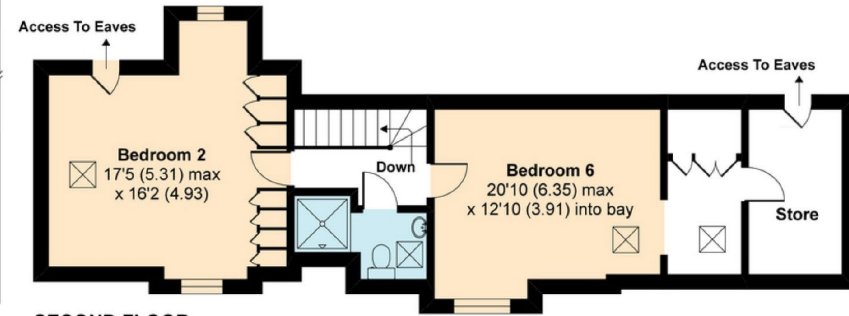
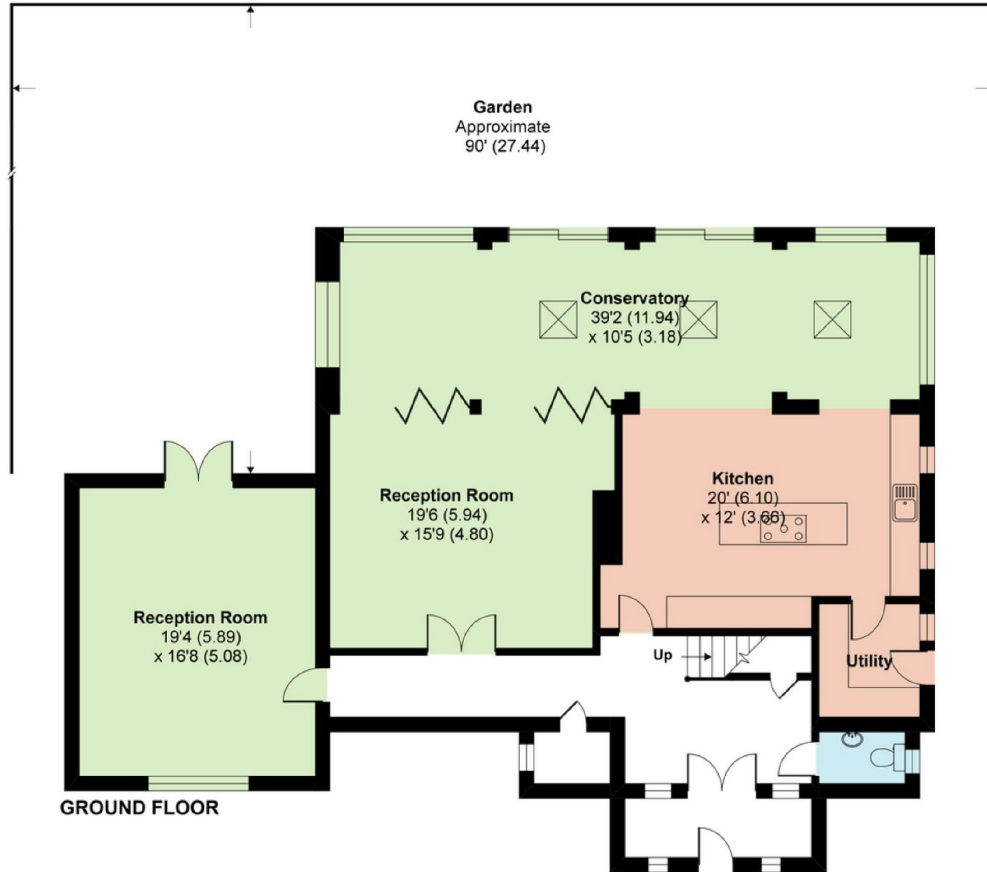




# Derwent House, Barnet Lane, London, N20

Approximate Area = 3588 sq ft / 333.3 sq m

For identification only - Not to scale



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The Property  
Ombudsman

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - H  
Local Authority - Barnet

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TOTTERIDGE

28-30 Totteridge Lane,  
London, N20 9QL  
020 8445 3694  
totteridge@statons.com

