

STATONS

www.statons.com

11 Hill Crescent, London, N20 8HB



11 Hill Crescent, London, N20 8HB



A semi detached four bedroom family home situated in a highly sought after location in Totteridge.

Downstairs features a welcoming entrance, a separate reception room, a large kitchen with additional seating area, a guest cloakroom and a spacious dining room / entertaining space with direct access onto the garden.

Upstairs comprises of a large principal bedroom, a generous second bedroom, 2 other well-proportioned double bedrooms and a family bathroom.

Further benefits include off street parking, ample storage throughout and a sizable garage. There is also the opportunity to greatly extend to the side, rear and loft of the house, subject to the necessary planning permission

Location: Hill Crescent is located within walking distance to Totteridge and Whetstone Underground station (Northern Line), South Herts Golf Club, Totteridge Tennis Club, excellent local schooling and within easy reach of the shopping and restaurant facilities of Whetstone High Road.























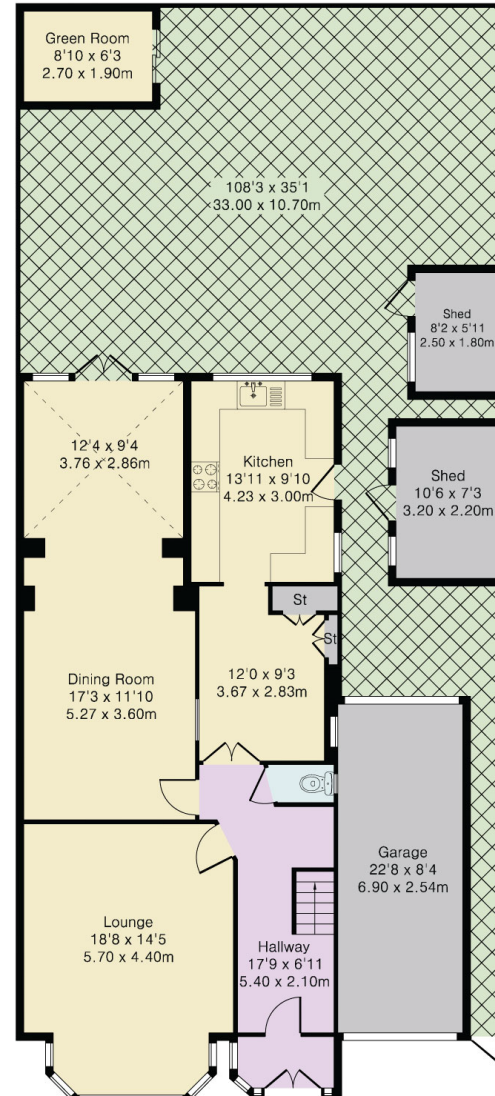




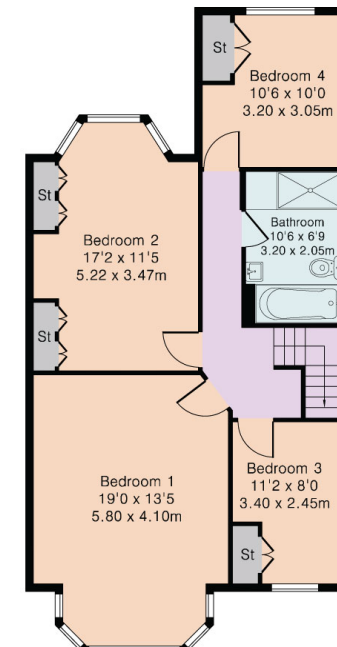
Approximate Gross Internal Area 2184 sq ft – 203 sq m
 Ground Floor Area 1230 sq ft – 114 sq m
 First Floor Area 775 sq ft – 72 sq m
 Outbuilding Area 179 sq ft – 17 sq m

Local Authority:
 Barnet Borough Council
 Council Tax Band: G
 FREEHOLD

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.



Ground Floor




First Floor





STATONS

www.statons.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

STATONS TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London N20 9QJ

T: 020 8445 3694
totteridge@statons.com

