



Birley Road
Totteridge, N20



Birley Road

Nestled on a highly sought-after residential road just a two-minute walk from Totteridge & Whetstone Underground Station and the vibrant High Street, this beautifully extended family home combines elegant proportions with exceptional modern living. The property has been thoughtfully enhanced with an open plan side extension, creating an expansive kitchen, dining and further reception area that opens directly onto a private, secluded garden. The garden itself backs onto a peaceful private green space and lake, offering a rare sense of tranquillity in such a convenient location.

The ground floor features generous living spaces, including a welcoming reception room with a charming fireplace, bay window and high ceilings, and a spacious kitchen/dining room designed for both family life and entertaining. A separate utility room adds practicality, while the converted garage provides versatile extra space — ideal for storage or a bike area with an electric garage door. Every detail has been considered to blend character and comfort, with large windows flooding the interiors with natural light.

Upstairs, the home continues to impress with four well-proportioned bedrooms and beautifully appointed bathrooms. The principal suite occupies the entire top floor, offering a luxurious private retreat complete with an en suite shower room and tranquil garden views from the Juliet balcony. With its generous layout, character fireplaces, and enviable location moments from transport links and local amenities, this home perfectly balances period charm with modern family living.

LOCAL AUTHORITY: Barnet

BAND: E

TENURE: Freehold



























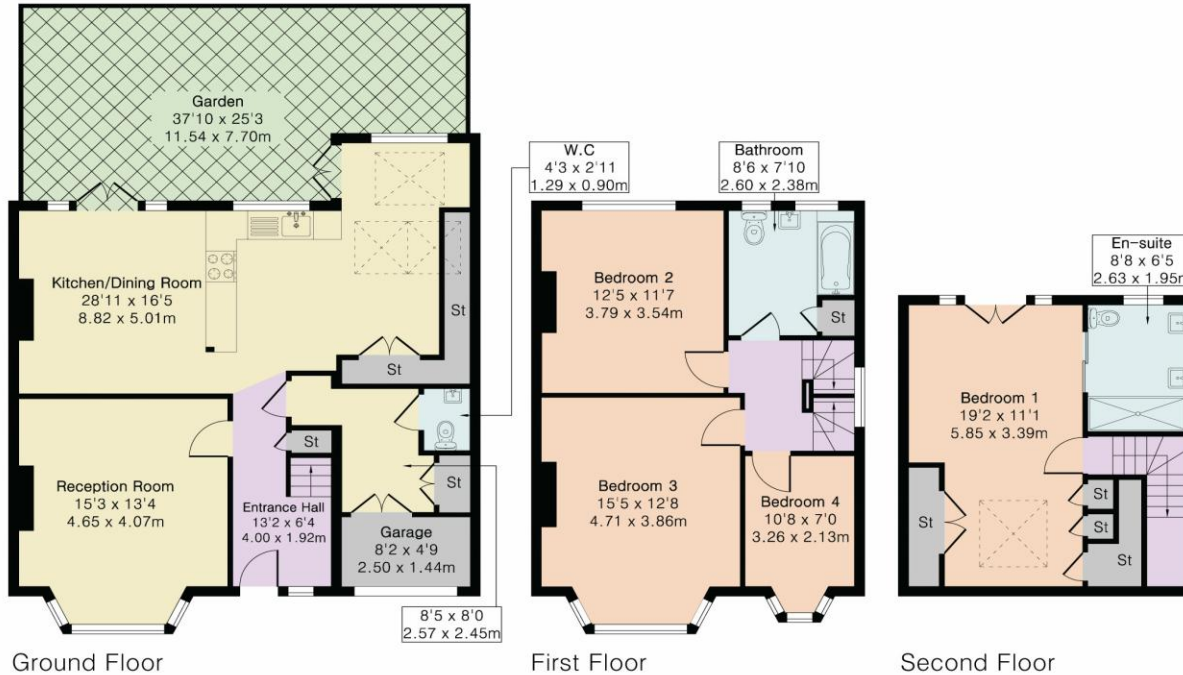


Approximate Gross Internal Area 1676 sq ft - 156 sq m (Including Garage)

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 536 sq ft – 50 sq m

Second Floor Area 343 sq ft – 32 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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