



2A HILL CRESCENT,
London, N20 8HD

2a Hill Crescent

A Truly Special Detached 5 Bedroom Home on a Sought-After Totteridge Road.

Tucked away on one of Totteridge's desirable roads, this exceptional detached residence offers a rare opportunity to secure a one-of-a-kind property set on a phenomenal plot. Surrounded by a mature, green sanctuary, this home provides the perfect blend of tranquillity, space, and future potential.

Designed with modern living in mind, the heart of the home is its stunning open-plan kitchen, dining, and living area—bathed in natural light and featuring impressive bi-folding doors that open seamlessly onto the expansive garden, ideal for indoor-outdoor entertaining. Complementing this space are two generous reception rooms, perfect for both relaxation and entertaining.

The ground floor also boasts a luxurious master suite, offering complete privacy and comfort, two further rooms being used for guest and an office. While the first-floor hosts two additional well-sized bedrooms, a stylish shower room, and ample storage, including a walk-in wardrobe and access to the eaves.

This unique property already offers impressive accommodation yet holds incredible potential to be further developed into a larger family home, subject to planning. A detached double garage and off-street parking add to the appeal, making it a perfect find for discerning buyers.

This is not just a house—it's a lifestyle, and a rare opportunity to own a truly individual home in one of North London's greenest and most prestigious areas.

Local Authority: Barnet
Tax Band: G
Tenure: Freehold













































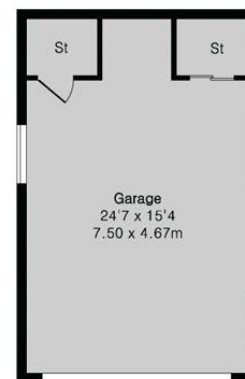
Approximate Gross Internal Area 3146 sq ft - 293 sq m

Ground Floor Area 1868 sq ft - 174 sq m

First Floor Area 569 sq ft - 53 sq m

Garage Area 377 sq ft - 35 sq m

Outbuilding Area 332 sq ft - 31 sq m



Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



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.

