



Totteridge Village

Totteridge, London N20



Orchard House

12 Totteridge Village, Totteridge N20 8JP

An exceptional newly built detached residence, this magnificent home combines striking architectural presence with refined contemporary design. Set behind a gated driveway, it immediately impresses with a grand entrance hall and a sweeping curved staircase, creating a sense of scale and elegance from the moment you arrive.

Designed with both luxury living and entertaining in mind, the property is centred around a truly outstanding, one-of-a-kind leisure complex. Featuring a stunning private spa with swimming pool, gym, treatment room, and bespoke cinema, this remarkable space delivers a five-star lifestyle experience within the comfort of your own home.

The accommodation is beautifully balanced, offering five generously proportioned bedrooms, including a superb principal suite, alongside a separate maid's quarters. Throughout, the interiors are stylish and contemporary, finished to an exacting standard with high-quality materials and thoughtful detailing.

Externally, the landscaped gardens provide a tranquil and private setting, perfectly complementing the home's elegant design and offering ideal spaces for relaxation and entertaining.

A rare opportunity to acquire a home of such calibre, where grandeur, modern sophistication, and exceptional leisure facilities come together to create a truly outstanding lifestyle residence.

* Please note: Some images are AI-generated to help visualise the property in a fully furnished setting *

























Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 9048 sq ft - 841 sq m

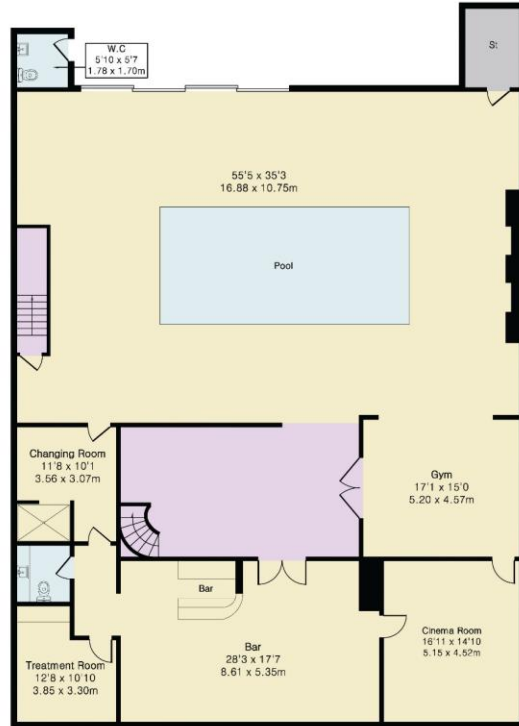
Lowest Floor Area 3849 sq ft – 358 sq m

Ground Floor Area 2687 sq ft – 250 sq m

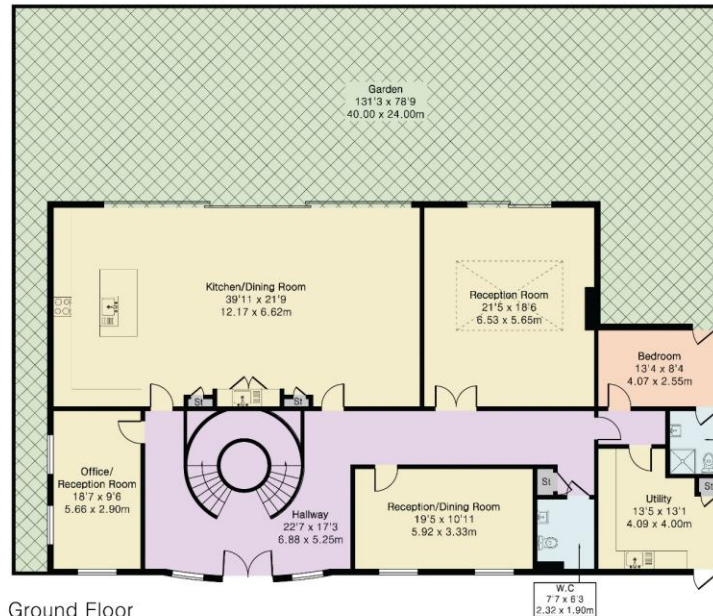
First Floor Area 1639 sq ft – 152 sq m

Top Floor Area 873 sq ft – 81 sq m

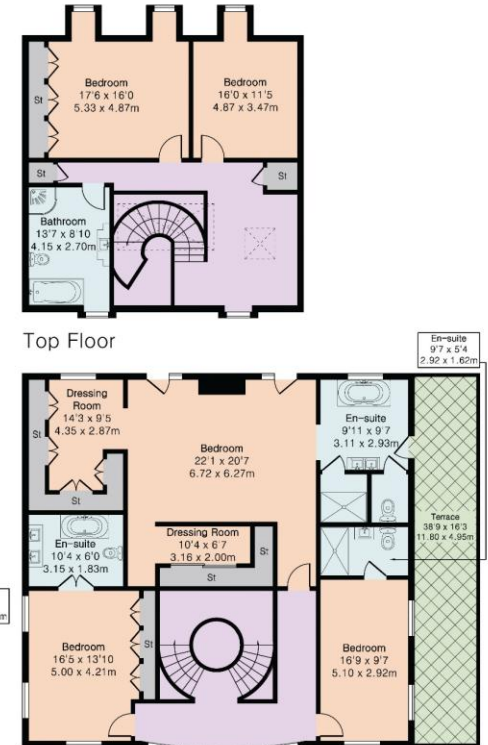
Local Authority: Barnet
Council Tax Band: TBC
Tenure: Freehold



Lowest Floor



Ground Floor



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.

