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Binfield House

Northcliffe Drive N"0



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Northcliffe Drive, Totteridge, London, N20 8JX

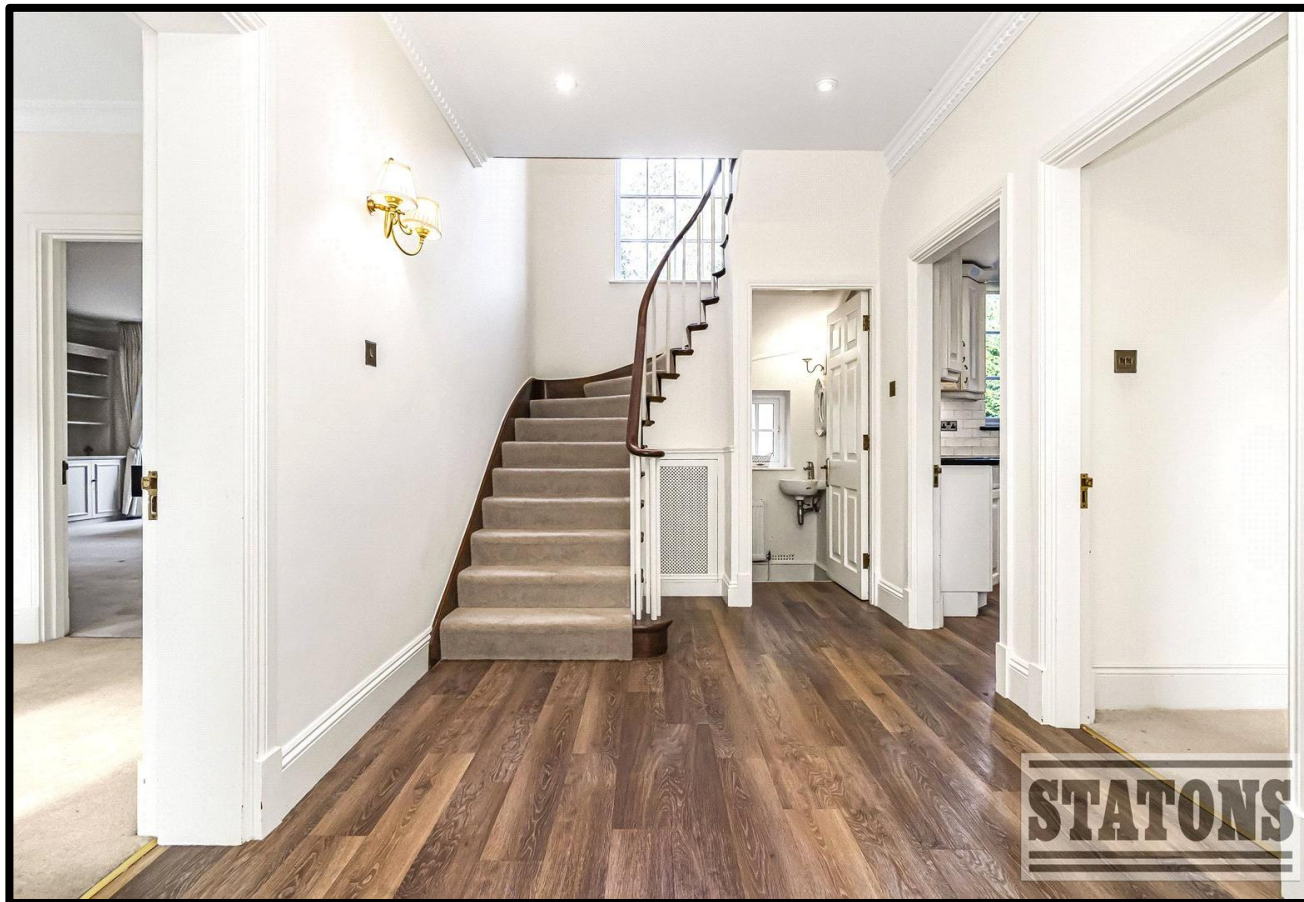
A Unique Georgian-Style Detached Home in the Heart of Totteridge Set on an impressive wide plot along one of Totteridge's most sought-after and tree-lined streets, this rare Georgian-style detached residence offers a truly special opportunity. The property retains an abundance of character and charm, while also presenting huge potential for renovation or extension (subject to the necessary planning consents).

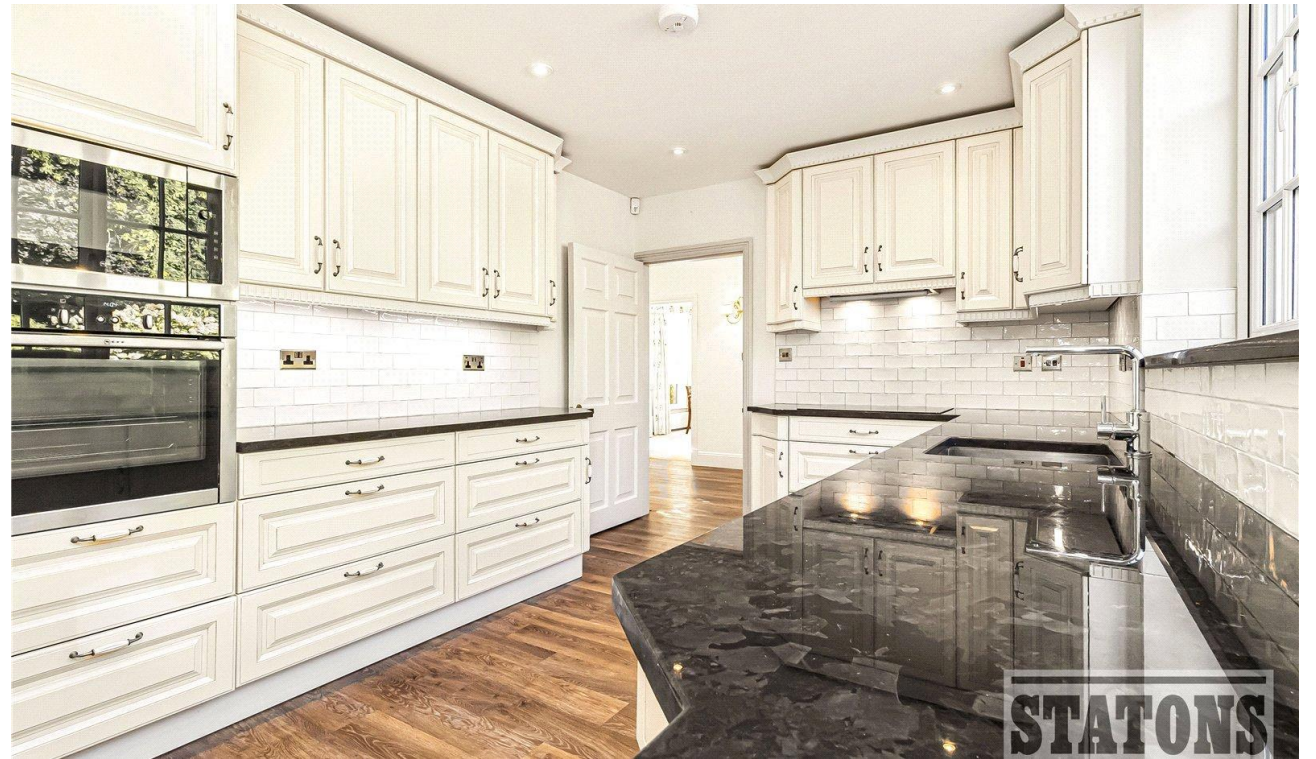
The property is approached via a front garden leading into a spacious entrance hall. From here, there is access to a formal dining room positioned at the front of the house and a generous living room overlooking the rear garden. The kitchen is centrally located and connects to a breakfast area, with direct access to a utility room. A separate lounge provides additional reception space, ideal as a family room or study.

There is also a ground floor cloakroom and storage cupboards. The first floor is arranged around a central landing. The principal bedroom includes access to a balcony and benefits from an en-suite shower room. There are three further bedrooms, all served by a family bathroom and an additional separate WC. One of the standout features of this home is its magnificent rear garden, extending over 150 ft — a tranquil and private outdoor space that is ideal for family living and entertaining. Perfectly positioned in the heart of Totteridge, this property combines a desirable location with exceptional scope, making it an exciting prospect for those wishing to create their dream home.

LOCAL AUTHORITY: Barnet

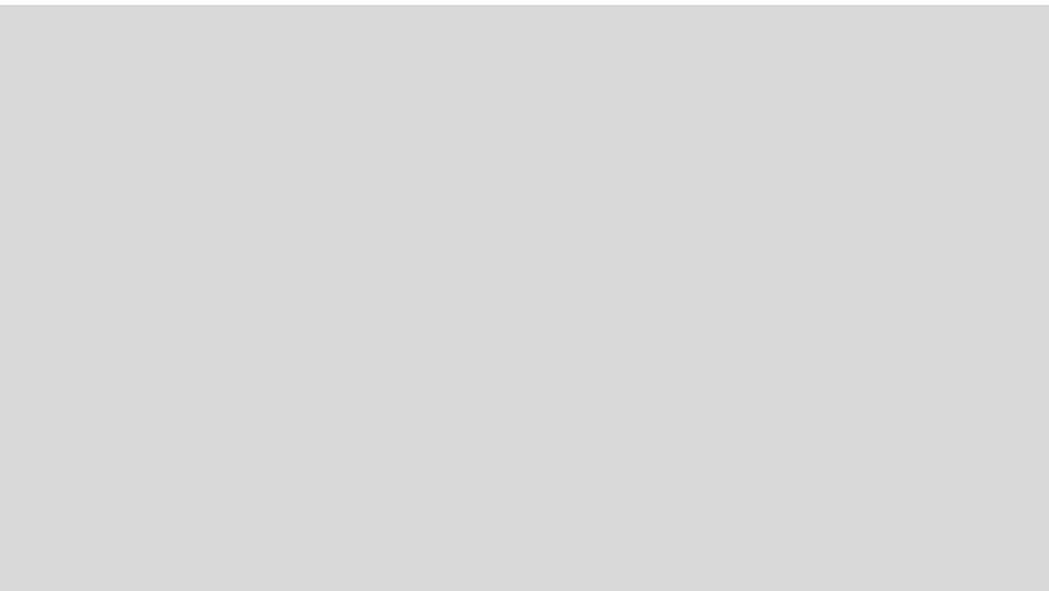
BAND: H



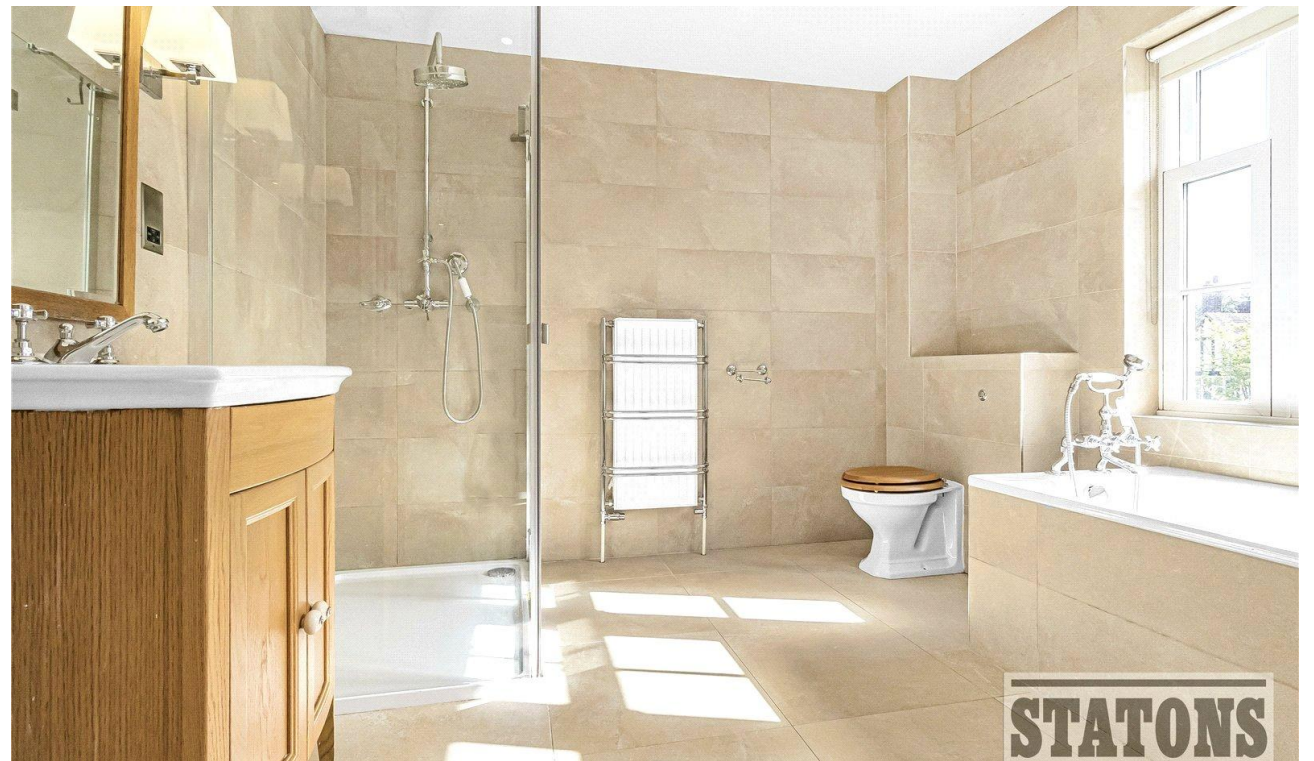


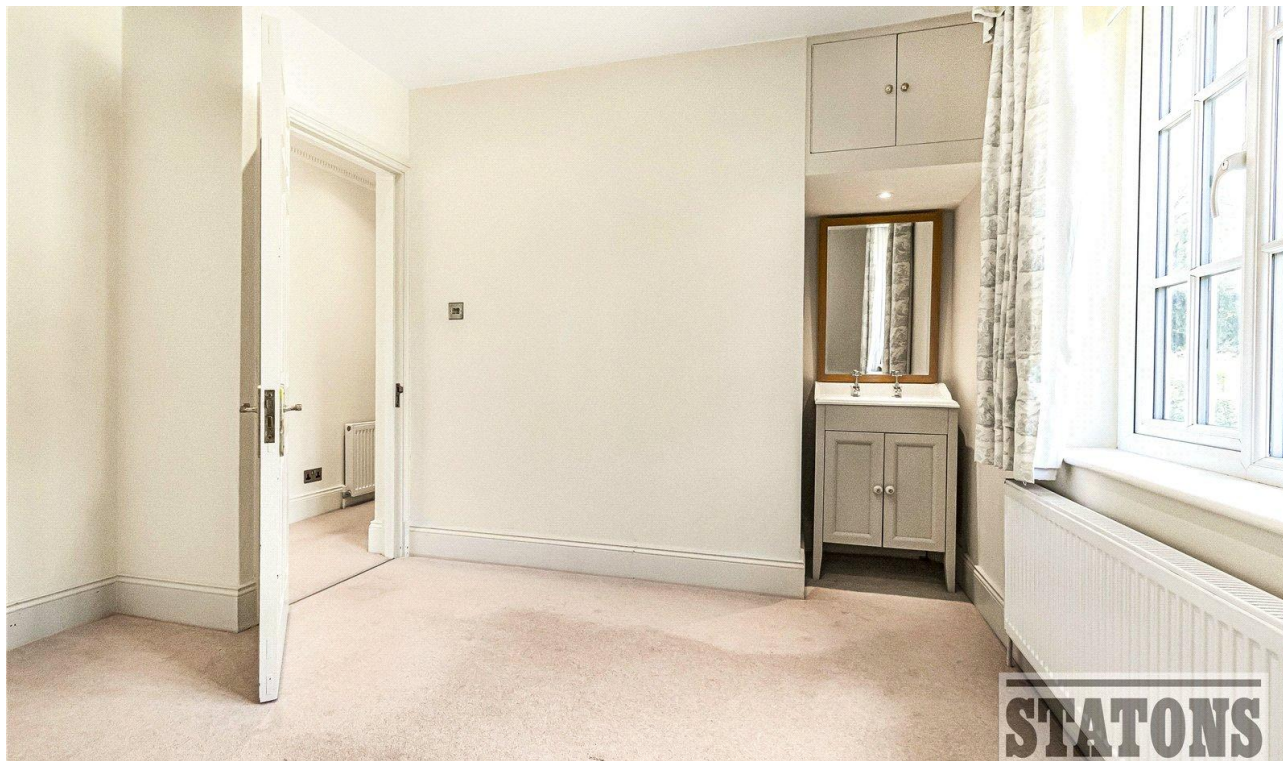


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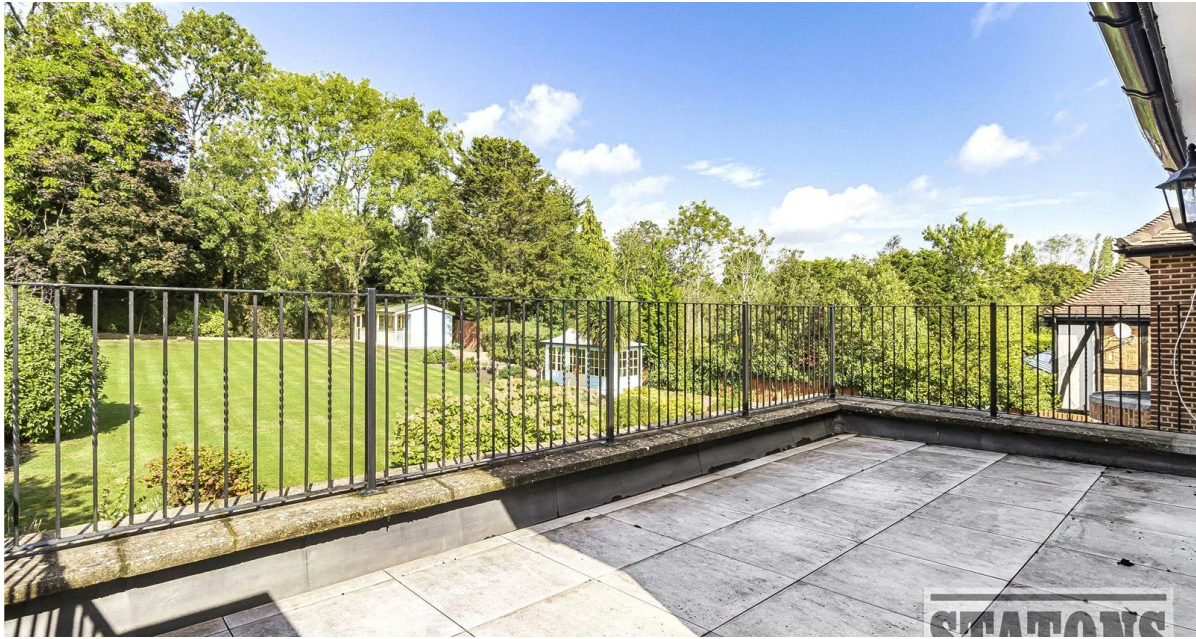










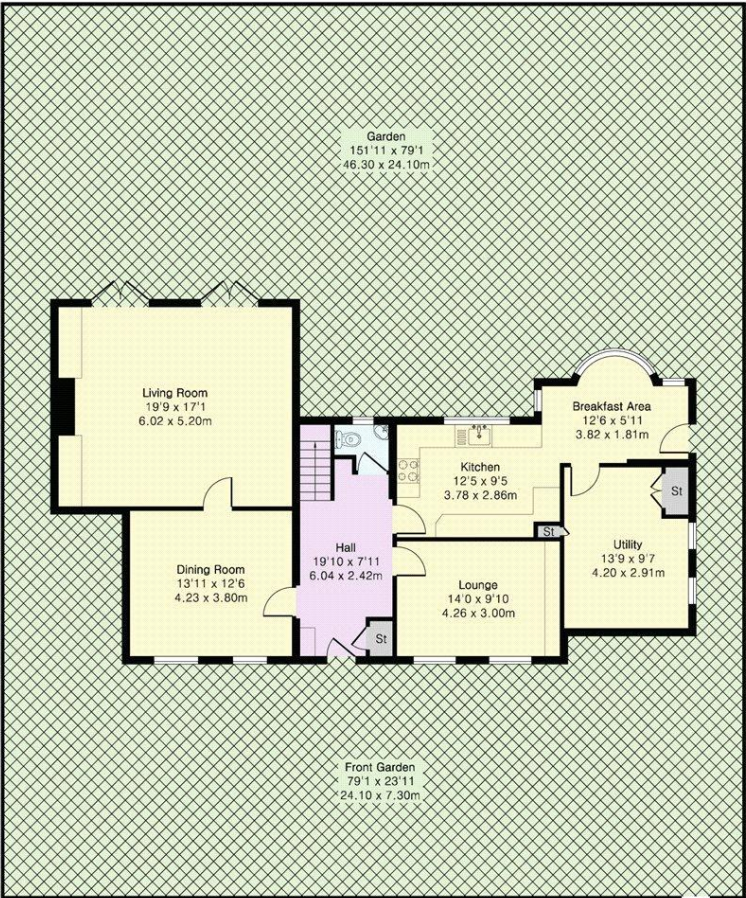


Approximate Gross Internal Area 2205 sq ft - 205 sq m

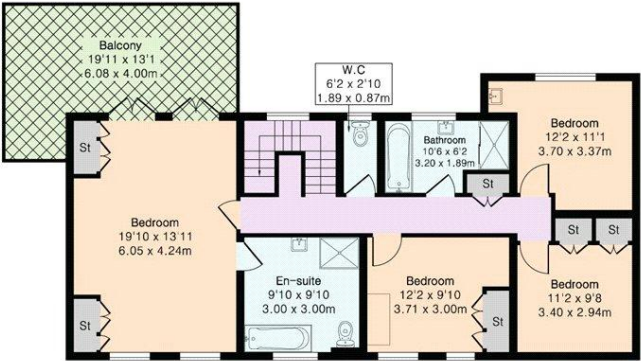
Ground Floor Area 1217 sq ft – 113 sq m

First Floor Area 988 sq ft – 92 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Ground Floor



First Floor



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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