



Stambourne House

Totteridge Village, N20



Stambourne House

Set on one of the premier roads in Totteridge Village, this substantial detached residence sits on a fantastic plot with generous lateral space, presenting a rare opportunity to acquire a sizeable family home in one of North London's most desirable locations.

Arranged over spacious accommodation, the property offers six bedrooms and four bathrooms, providing excellent flexibility for growing families or multi-generational living. The house is set behind gates and enveloped by mature greenery and treelined surroundings, offering a high degree of privacy and seclusion. The home has ample driveway space providing extensive off-street parking, and further enhanced by a private swimming pool, reinforcing the home's exclusivity and lifestyle appeal.

The ground floor features an open-plan kitchen and dining area, ideal for modern family living and entertaining, complemented by three reception rooms, one of which is currently arranged as a gym or home office. While perfectly liveable, the property offers huge scope to extend and renovate (subject to the usual consents), allowing a purchaser to create a bespoke home tailored to their exact requirements as so many have done so in the area. Ideally located within close proximity to the Northern Line, the house also enjoys easy access to the South Herts Golf Club and some outstanding green spaces, including the open expanses of Totteridge Green, combining village charm with excellent connectivity.

Local Authority: Barnet

Band: H

Tenure: Freehold































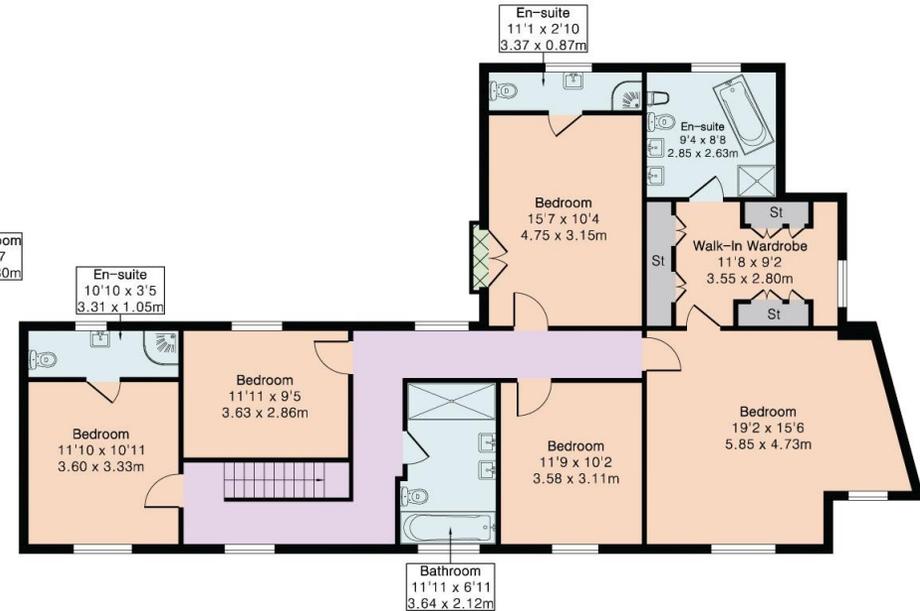
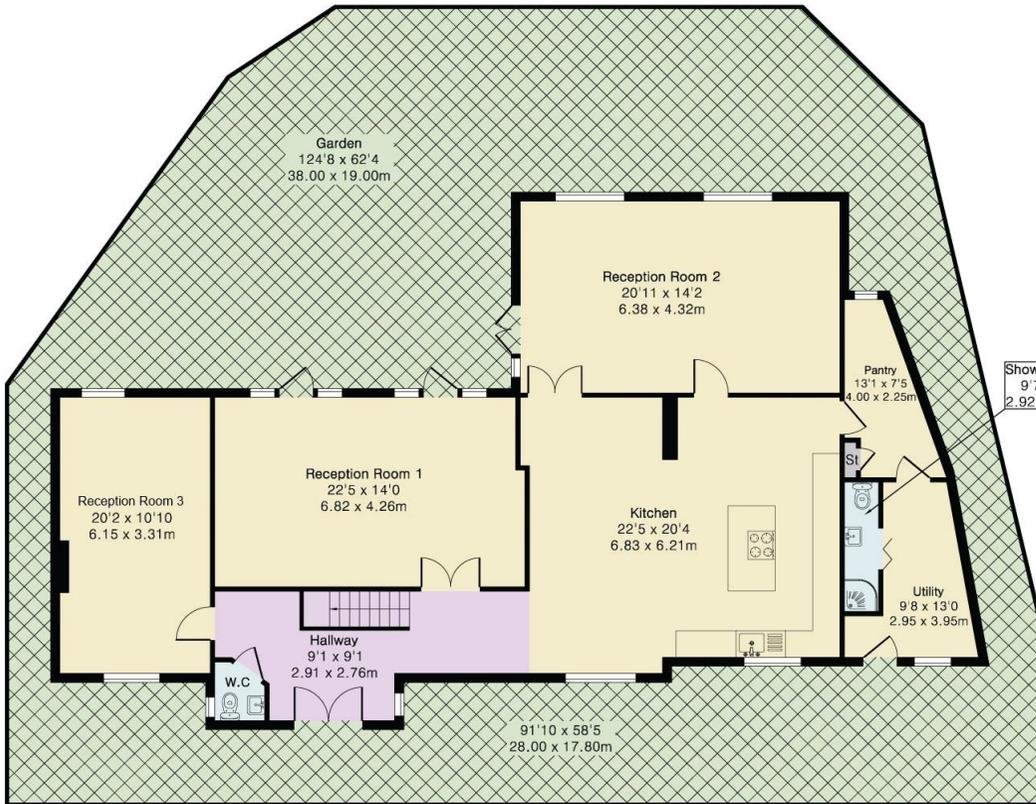






Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 3102 sq ft - 288 sq m
 Ground Floor Area 1700 sq ft – 158 sq m
 First Floor Area 1402 sq ft – 130 sq m



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.

