



Naylor Road  
Totteridge, N20

# Naylor Road

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A stunning, refurbished family home finished to an exceptional standard throughout, offering beautifully balanced accommodation and a contemporary yet timeless design.

This impressive property features three generous double bedrooms arranged over the first floor, complemented by a stylish family bathroom. The ground floor is centred around a luxurious open-plan kitchen/diner, thoughtfully designed for modern living and entertaining, flowing seamlessly into a 26' reception room that provides an excellent sense of space and light.

To the rear, the house enjoys a west-facing garden, perfect for afternoon and evening sun, ideal for both family life and entertaining guests.

The property has been refurbished to a very high standard, with quality finishes, fixtures and fittings throughout. Further enhancing its appeal, subject to planning permission for a substantial loft conversion, offering significant scope to add further living space and value.

Ideally located just a short walk from Totteridge & Whetstone Underground Station, the home is also within easy walking distance of local shops, cafés and restaurants, as well as well-regarded schools and green spaces.

An exceptional turnkey home with future potential, perfectly positioned for convenient and stylish North London living.

LOCAL AUTHORITY: Barnet

BAND: E

TENURE: Freehold











Dark, shaker-style kitchen cabinets with brass knobs. A stainless steel refrigerator is integrated into the cabinetry on the left side.

A large kitchen island with a white marble countertop and dark cabinetry. It features a double sink, a chrome faucet, and various kitchen appliances including a white kettle, a coffee machine, and a blender. A wooden cutting board is placed on the countertop. A wooden chair with a cane back is tucked under the island on the right side.

A wall of exposed brick in warm, earthy tones. A flat-screen television is mounted on the wall. The brickwork is visible throughout the right side of the kitchen.

Three glass pendant lights with brass-colored stems hang from the ceiling, providing illumination for the kitchen island.

A doorway leading to a staircase with a white door and a glass-paned door, showing a wooden staircase railing.

















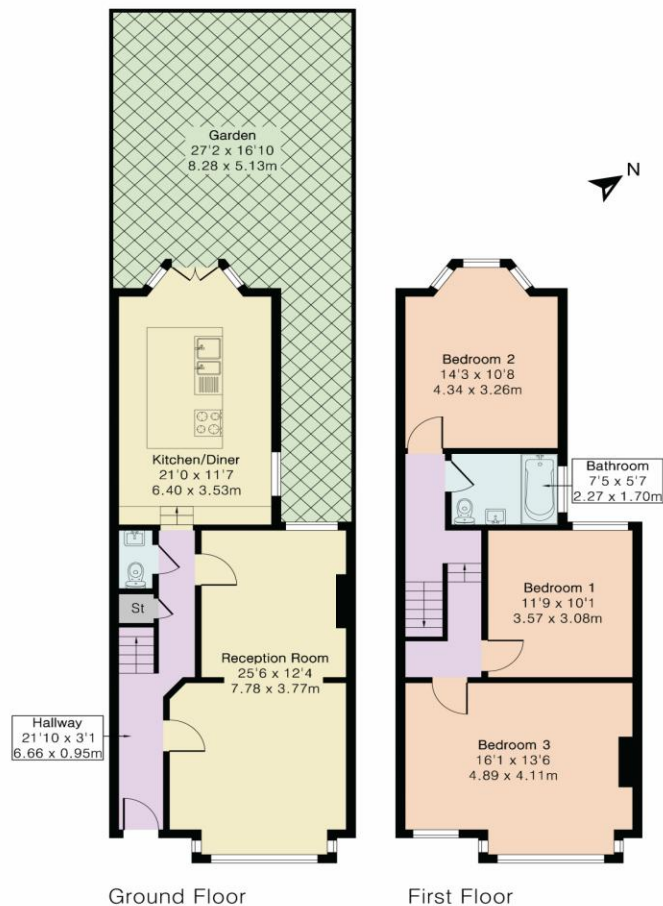




**Approximate Gross Internal Area 1200 sq ft - 112 sq m**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 600 sq ft – 56 sq m



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.

**STATONS**

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



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