

Fairlawn

51 Totteridge Common, London







One of Totteridge's most stately residences, an amazing Grade II listed property set in gardens and grounds extending to approximately 10 acres.

Mill Hill Broadway mainline station 2 miles (Luton 30 minutes, London Blackfriars 30 minutes),
Totteridge & Whetstone underground station 2.5 miles (Northern line), Elstree 4 miles, Central London 10 miles,
London City Airport 22 miles, Luton 24 miles, Heathrow Airport 30 miles, Stansted 39 miles
(Distances and times approximate).



7



8



5

Summary of accommodation

Reception hall | Dining room | Living room | Library | Snug | Games room | Gym | Kitchen/breakfast room

Extensive cellars

Seven bedrooms | Eight bathrooms (Seven en suite)

Garden and Grounds

Pair of two bedroom staff cottages

Extensive gardens | Tennis court | Paddocks | Stabling | Garaging and outdoor parking | Indoor swimming pool (in need of refurbishment)

Planning permission to demolish the swimming pool building, stable block and ancillary outbuildings to replace with a lower ground floor extension to accommodate a new swimming pool, detached garage and two storey link extension.

In all about 10.59 acres

Location

Located just 10 miles from Central London, Totteridge Common, which is the area's premier address, is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding. Totteridge Green is home to the renowned and recently refurbished Orange Tree public house which dates back to 1665. There is an excellent choice of schools in the area, both public and independent, which include Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's.

Many schools operate their coach service through Totteridge with school coaches providing collection and delivery from The Orange Tree in Totteridge Village. Totteridge & Whetstone underground station (Northern Line) and Mill Hill Broadway (Thameslink), are easily accessible. Nearby high streets in Mill Hill and Whetstone have a range of shops, including Marks & Spencer, Boots, Waitrose, as well as a number of boutiques and restaurants.



Fairlawn

Fairlawn is a house of great distinction and importance, befitting its Grade II listed status. It has been a much loved family home for many years, and the planning consent for a lower ground floor extension provides the opportunity for a new owner to put their own stamp on this prestigious property.

The house is arranged as three wings around a beautiful open courtyard, behind a secure gated entrance. The listings describe the south end of the west wing being of the late 17th century with the main south block being 1845 and the east and west wings extended north in 1905. There are some fine period features including mullioned windows, panelling and a fine staircase.

In 1903 the house was bought by Sir Charles Allen, a designer specialising in ocean going liners. including the Queen Mary and it is possible the interiors are by him.

The house is approached via a gated entrance leading to its stunning courtyard. Double doors open into a wide reception hall from where all the main rooms lead and include the formal drawing room, dining room, library/study, games room, kitchen and breakfast room, most with doors outside onto the terrace or garden.

From the inner hallway a sweeping staircase leads to a long landing with double doors into the principal bedroom suite with his and hers dressing rooms and en suite bathrooms.

The views over the gardens and to the City of London in the distance are spectacular. There is a second principal bedroom suite with en suite bathroom and dressing room, together with five further bedrooms all with en suite bathrooms plus one further bathroom.







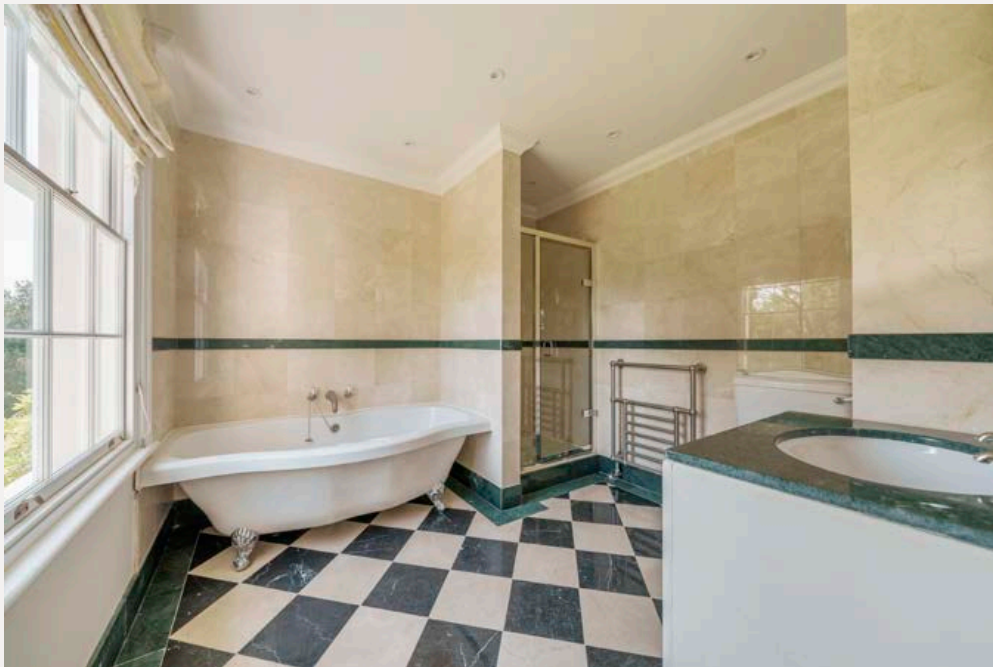


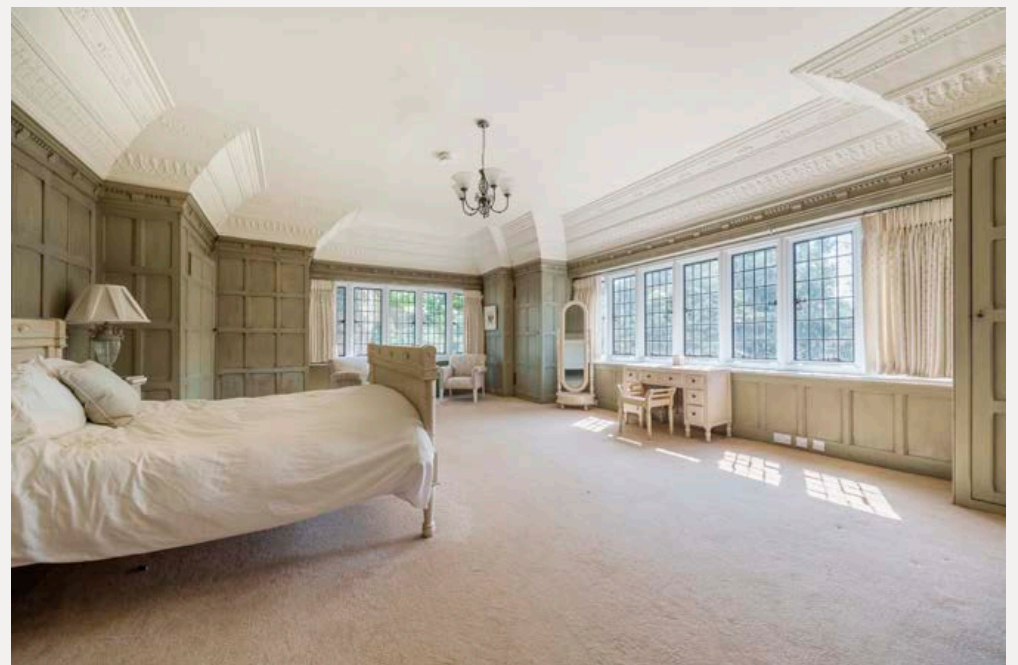






BEDROOMS AND BATHROOMS





FLOORPLANS

Approximate Gross Internal Floor Area

House: 950.2 sq m / 10,228 sq ft (Excludes void)

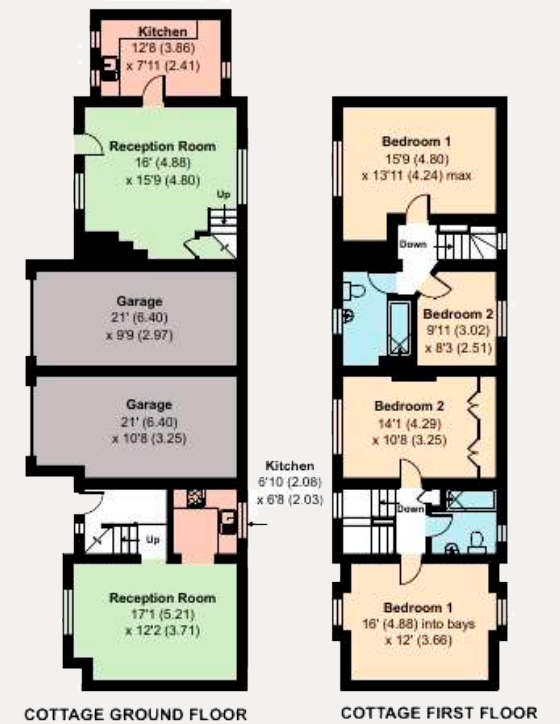
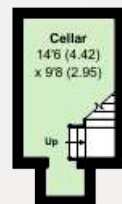
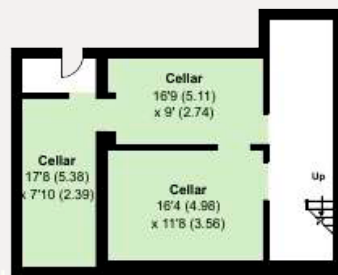
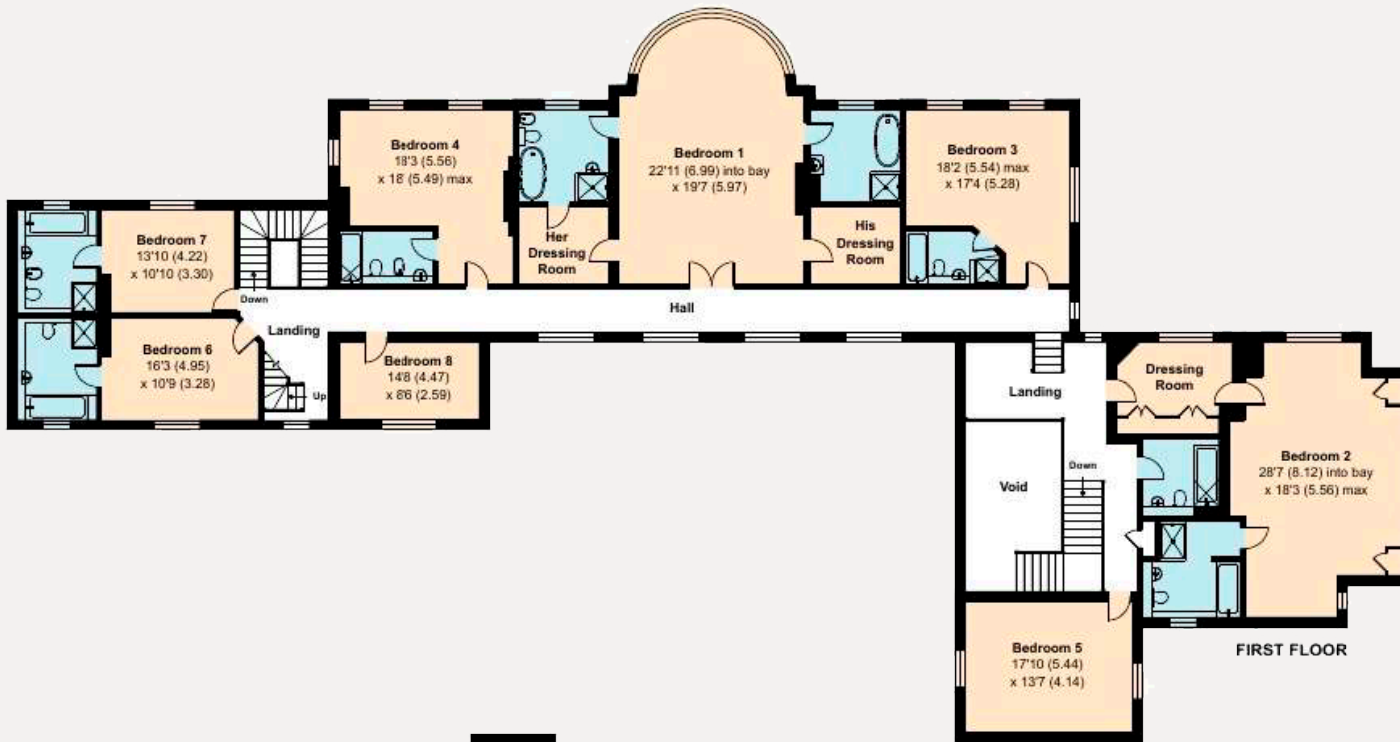
Cottage: 150.7 sq m / 1,623 sq ft

Garage: 41.8 sq m / 450 sq ft

Total: 1,142.7 sq m / 12,301 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Cottages



Cottages

Within the courtyard are a pair of two bedroom semi-detached cottages each with living room, kitchen and bathroom, and two large garages.

Gardens and Grounds

The gardens are laid to lawn and include a former tennis court and paddocks, with some superb specimen trees. There are former stables providing an opportunity for those with equestrian interests, as well as an indoor swimming pool building (in need of refurbishment).

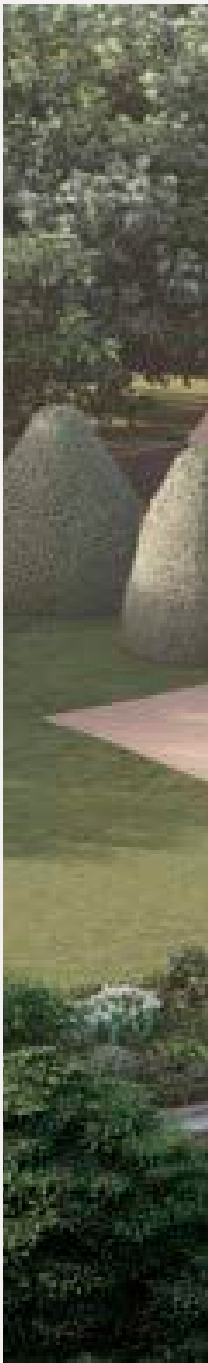






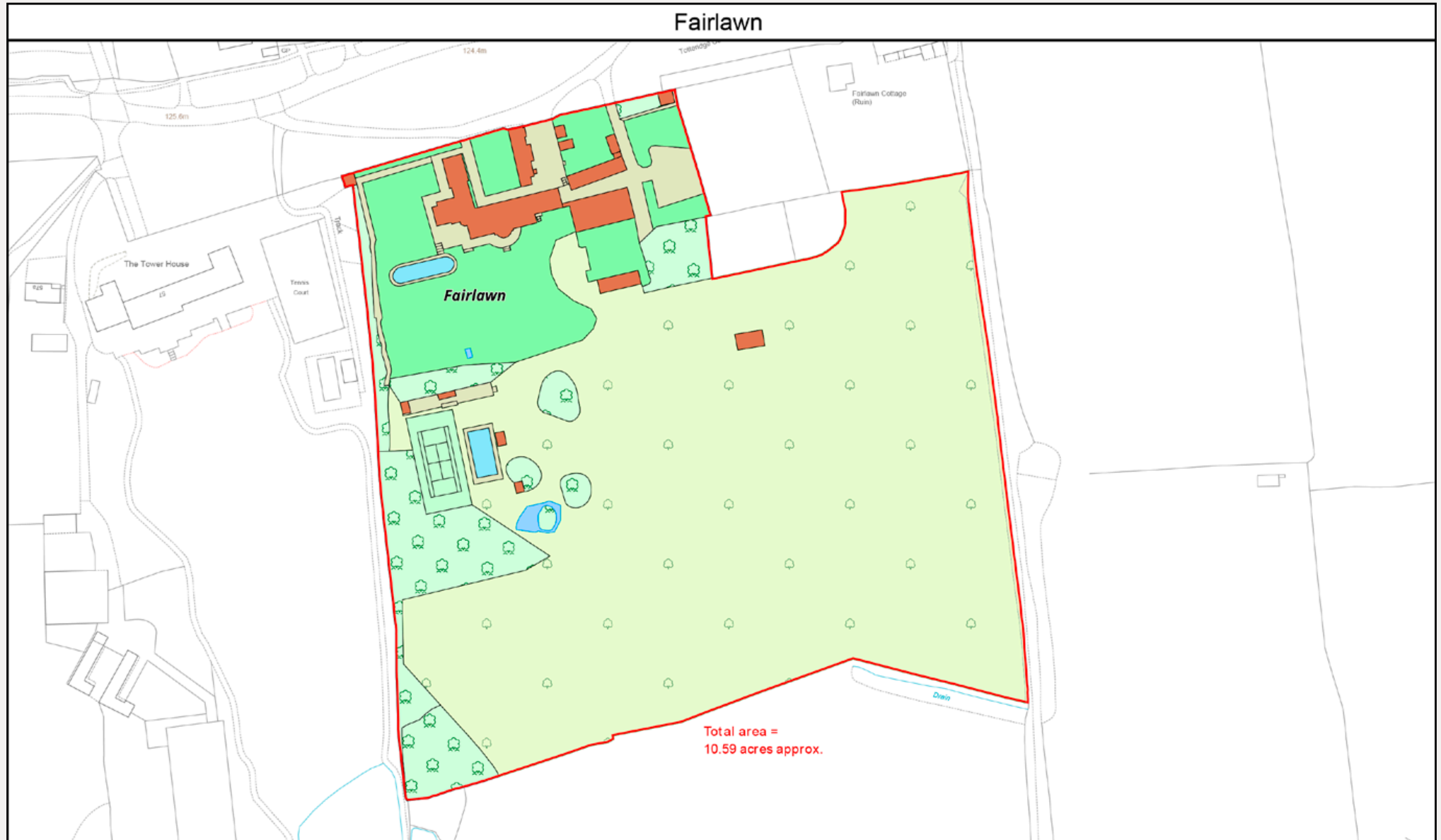
Indoor Pool

Attached to the home is an indoor pool which has planning consent (Ref 23/2494/HS) and listed building consent (Ref 23/2495/LBC) for demolition and replacement with a new indoor pool, detached garage and link to the house.





Computer Generated Image showing the house with new swimming pool extension to the east



Total area =
10.59 acres approx.

LDS Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

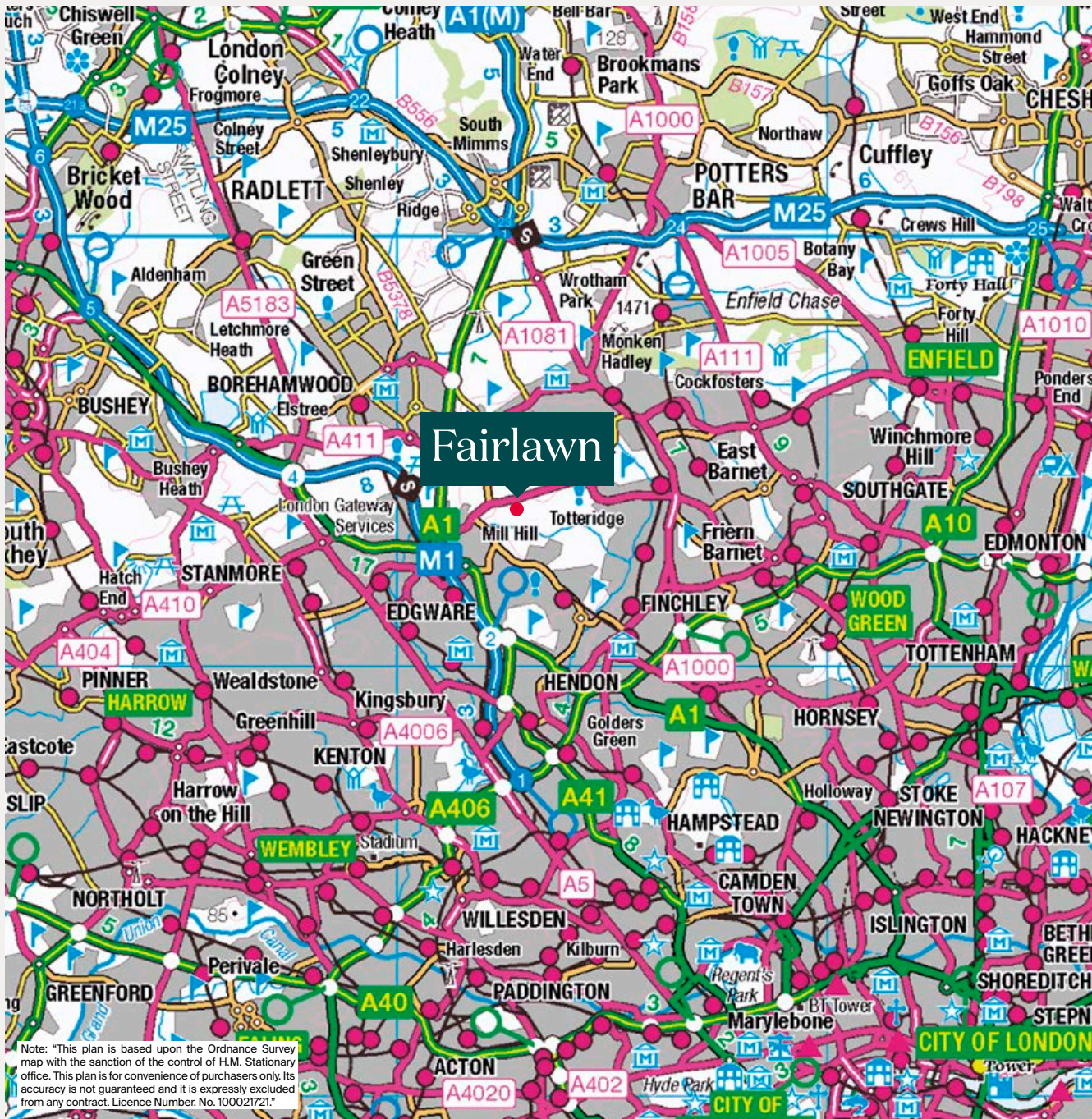
(e) planprep@lds-survey.co.uk



Date: 25:10:24
Drawn By: CW
Scale: 1:1800 @ A4
Plan Ref: 19389

Title
Fairlawn

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786



Property Information

Services:

Services include mains water, drainage and electricity.

Tenure:

The freehold of the property is offered for sale with full vacant possession subject to any unexpired assured shorthold tenancies if any.

Local Authority:

London Borough of Barnet

Council Tax:

Main House - Band H
Cottages - Both band D

EPC:

Main House: Rating E
Cottages: Ratings D and E

Postcode:

N20 8LU

what3words:

///strut.field.vague

Viewings:

Strictly by appointment only through the joint selling agents Knight Frank LLP and Statons.



Statons

Nick Staton

+44 20 8440 9797

nick@statons.com

Lawrence Henry

+44 20 8441 9555

lawrence@statons.com

statons.com



Knight Frank Country Department

James Crawford

+44 20 7861 1065

james.crawford@knightfrank.com

Edward Welton

+44 20 7861 1114

edward.welton@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.