



Totteridge Common

Totteridge, London N20

30 Totteridge Common, Totteridge, London N20 8NE

**** A WORK OF ART ****

An individual contemporary detached home designed by award winning architects, Gregory Phillips.

Set in gardens and grounds which extend to circa 1 acre, this magnificent individually designed home has been completed to exacting standards with some of the finest materials and superior features.

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, 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 underground station (Northern Line) and Mill Hill (Main Line), are easily accessible as is the multiple shopping centre at Mill Hill and Whetstone which includes Marks & Spencer, Boots and Waitrose, and a number of high class boutiques and restaurants. Junction 23 of the M25, A1M and M1, which provide fast routes to all major airports are also within easy distance as is Brent Cross shopping centre.

FREEHOLD

Local Authority: London Borough of Barnet

Council Tax Band: H











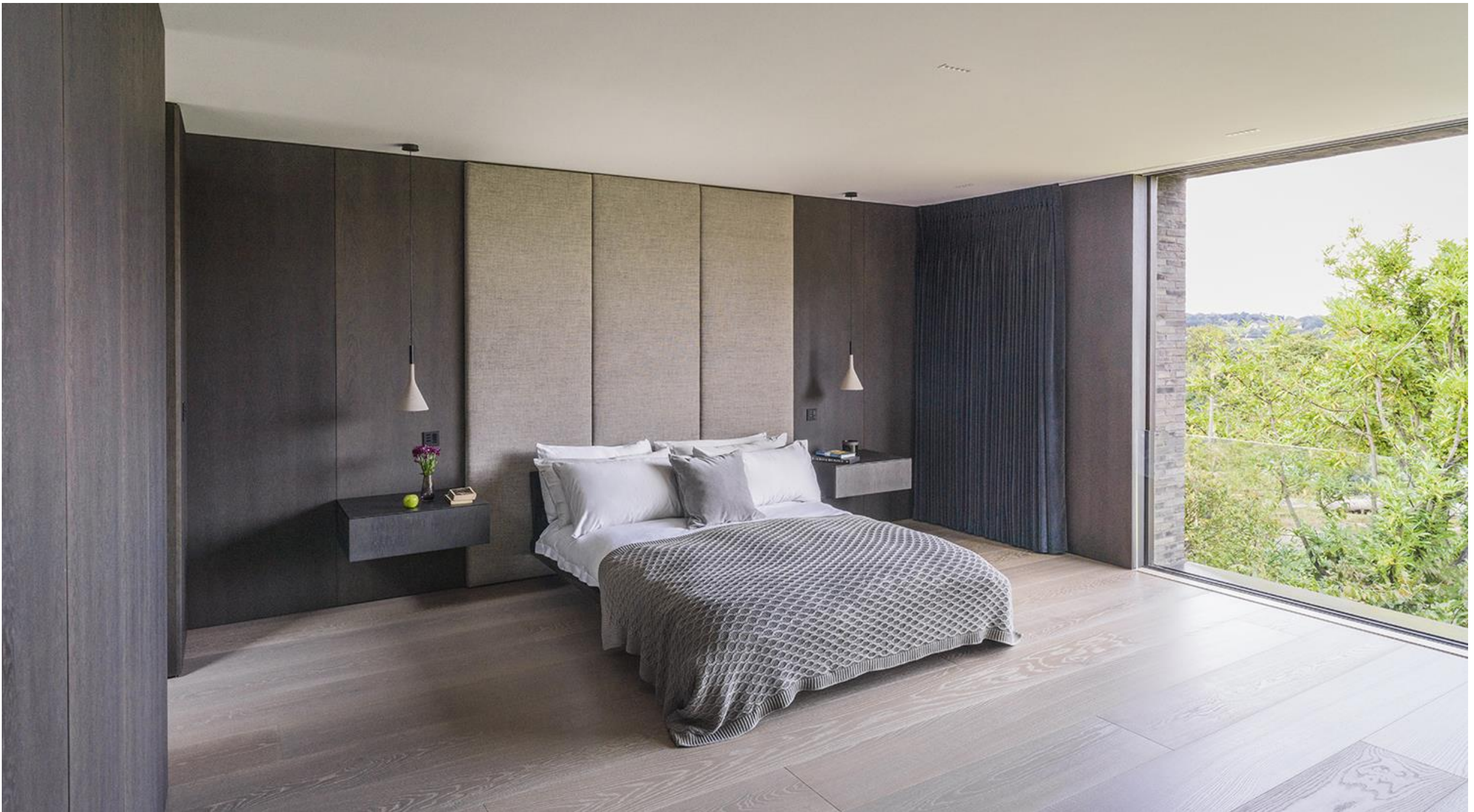






















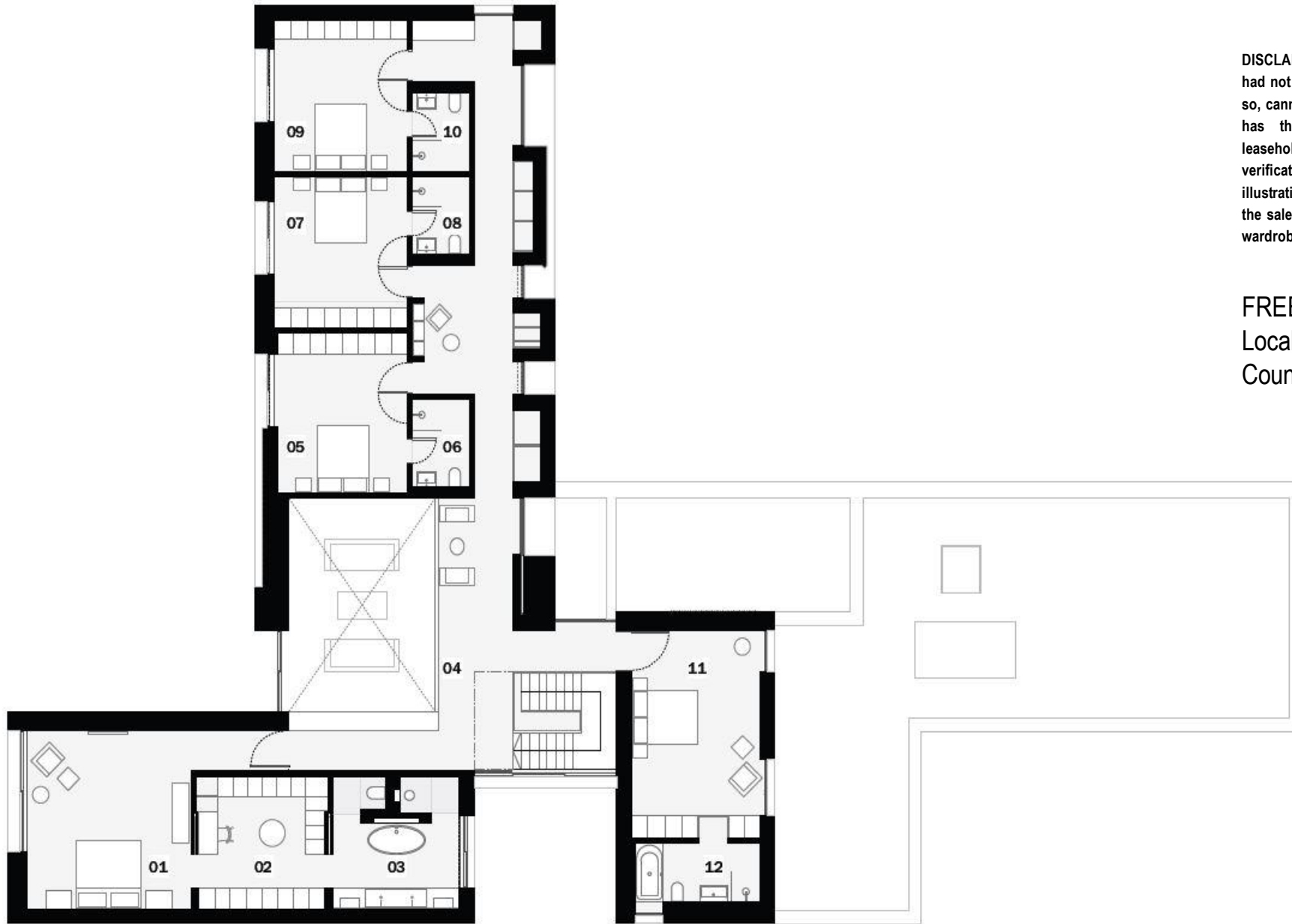






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- 01 - FAMILY ROOM
- 02 - KITCHEN
- 03 - DOUBLE HEIGHT GALLERY
- 04 - WC
- 05 - SITTING ROOM
- 06 - STUDY
- 07 - CINEMA ROOM
- 08 - GYM
- 09 - WC
- 10 - UTILITY ROOM
- 11 - GARAGE



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent has 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.

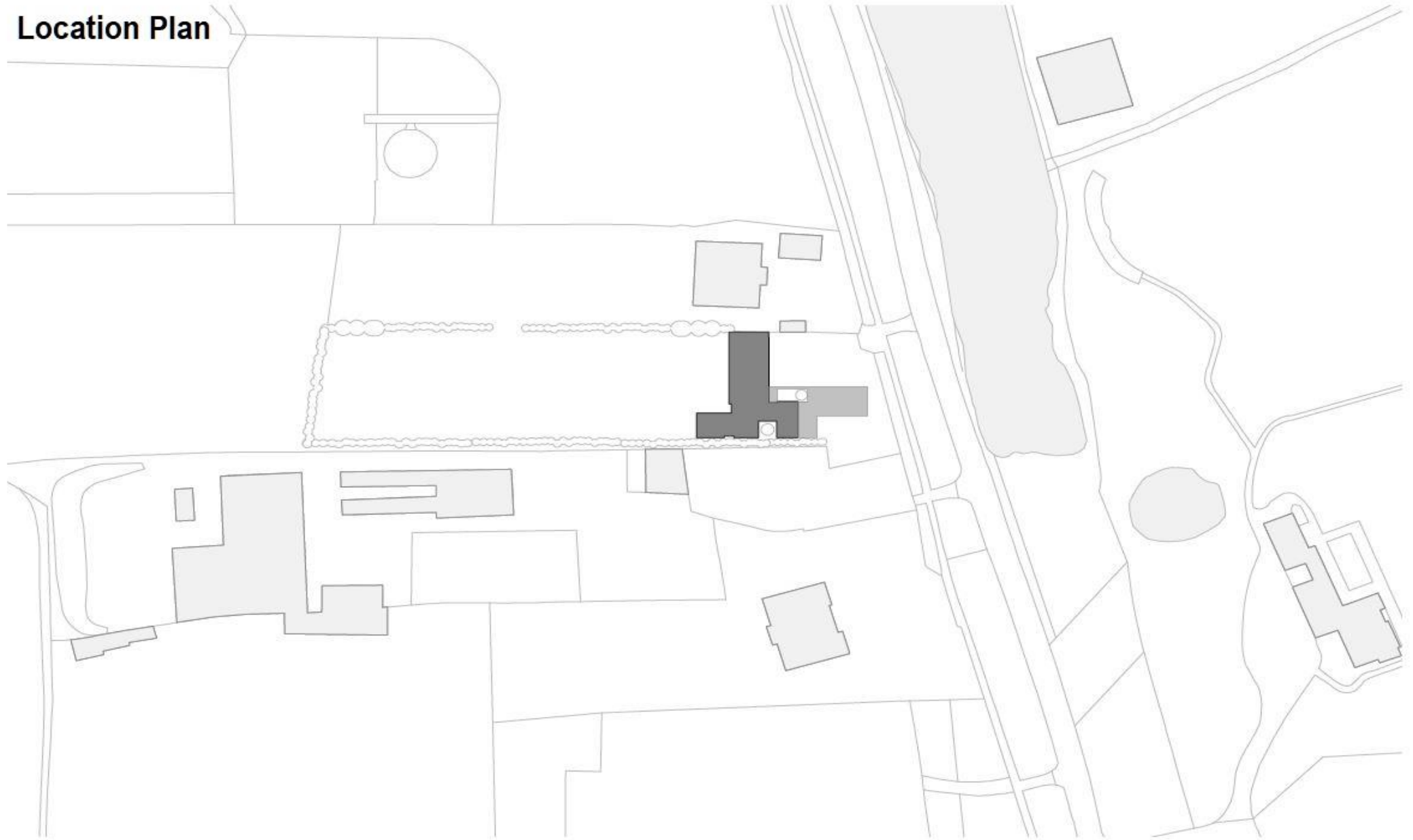
FREEHOLD

Local Authority: London Borough of Barnet

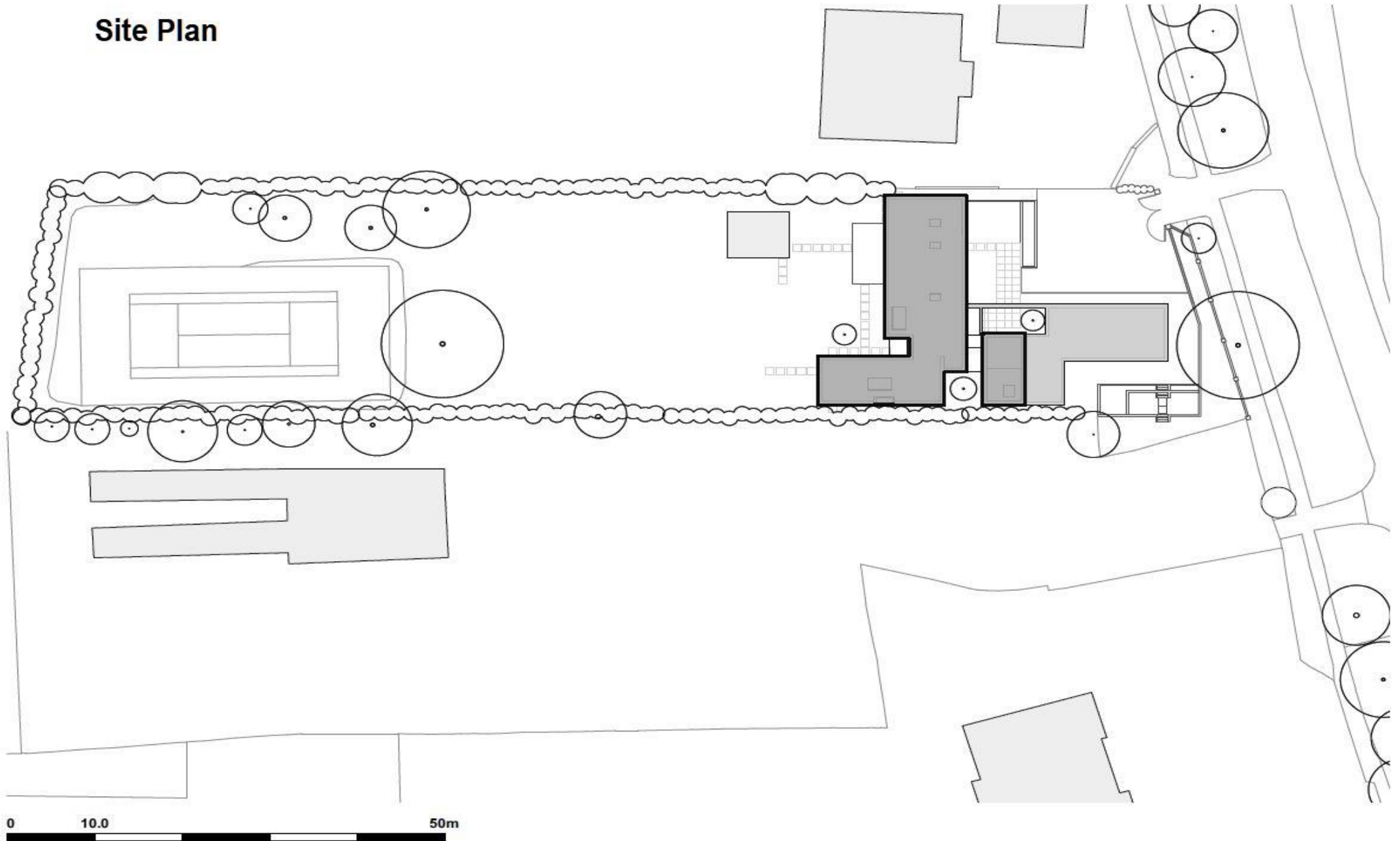
Council Tax Band: H

- 01 - MASTER BEDROOM
- 02 - MASTER DRESSING AREA
- 03 - MASTER BATHROOM
- 04 - LANDING
- 05 - BEDROOM 2
- 06 - EN SUITE 2
- 07 - BEDROOM 3
- 08 - EN SUITE 3
- 09 - BEDROOM 4
- 10 - EN SUITE 4
- 11 - BEDROOM 5
- 12 - EN SUITE 5

Location Plan



Site Plan





STATONS

www.statons.com

**STATONS
TOTTERIDGE**

28 -30 Totteridge Lane
Totteridge
London N20 9QJ

T: 020 8445 3694
totteridge@statons.com