



Falmer, 56a Totteridge Village, Totteridge, N20 8PT

A stunning, unique beautifully presented refurbished period home, which forms part of a Grade II listed building in a prestigious gated development.

This elegant property, which was originally the ballroom of the adjacent manor house, was totally modernised and refurbished in 2013 by the current owner.

Offering fantastic accommodation including master suite with dressing room and bathroom, second bedroom with en-suite shower room, den/TV room, large double reception room with windows and doors opening onto a private 90ft rear garden, stunning sweeping feature staircase, spacious lower ground floor with office/bedroom, utility room and bathroom with natural light through casement windows making this an ideal self contained suite or great place to work from home.

Externally there is a delightful landscaped garden in addition there is a double garage and off street parking for 5/6 cars. Features include Lutron lighting in principal rooms, Sonos sound system and partial under floor heating.

Totteridge Village is one of the area's most sought after locations, situated within easy reach of The Orange Tree public house, Totteridge Green, Totteridge and Whetstone (Northern line) underground station and Whetstone High Road which offers a superb range of restaurants, boutiques, Boots, Marks and Spencer and Waitrose. The area is also renowned for its excellent private and state schools The M1, M25, A1 and A41 all located nearby. Sporting and recreational facilities in the area include Totteridge cricket, Totteridge tennis club, and South Herts golf club.





























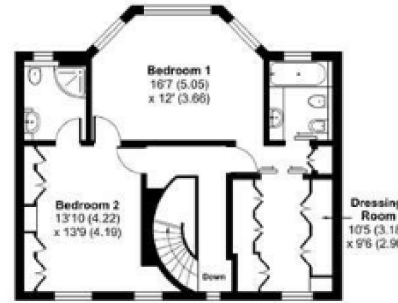
Totteridge Village, Totteridge, N20

Approximate Area = 2361 sq ft / 219.3 sq m

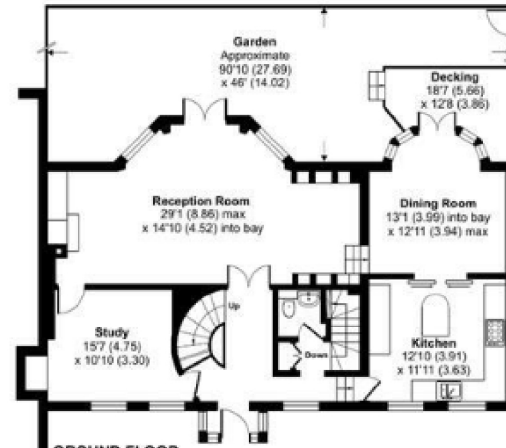
Garage = 133 sq ft / 12.3 sq m

Total = 2494 sq ft / 231.6 sq m

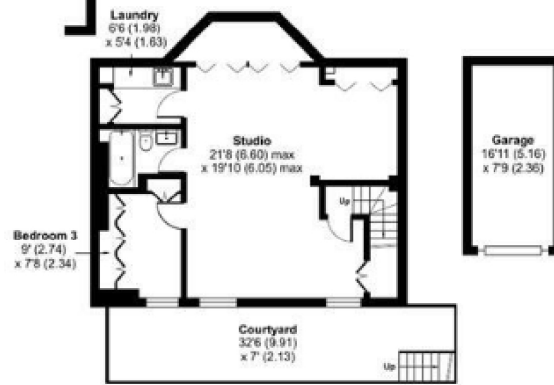
For identification only - Not to scale



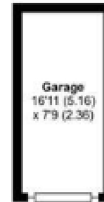
FIRST FLOOR



GROUND FLOOR



BASEMENT



STATONS

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The Property
Ombudsman

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - F
Local Authority - Barnet

STATONS
TOTTERIDGE

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