



61 Myddelton Park
London, N20 0JJ

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**** FABULOUS NEWLY BUILT PERIOD STYLE DETACHED RESIDENCE COMPLETE WITH DETACHED STUDIO/OUTBUILDING ****

This stunning recently completed five-bedroom detached house, complete with detached studio, is located in one of the areas most sought-after residential locations.

This property boasts a spacious landscaped garden which includes a studio, which is ideal for outdoor entertaining or as workspace/gymnasium, along with remote controlled security bollard to the driveway.

The ground floor comprises a spacious reception hall entrance, a bright and airy living room, large guest cloakroom, a modern bespoke designed fitted kitchen with integrated Miele and Siemens appliances, and a separate open plan lounge/ dining area with bifold doors that lead directly onto the garden, plus a fully fitted laundry/utility room complete with Miele appliance.

An illuminated staircase rises to the spacious first floor landing where you will find the principal bedroom, with sliding doors that overlook the gardens and a large en suite shower room plus three further bedrooms, one with en suite shower room and a family bathroom.

On the second floor there is a further principal/5th bedroom complete with dressing room and en suite bathroom.

The property benefits from ample natural light throughout, creating a warm and inviting atmosphere. and additional features include; Lutron lighting, fitted wardrobes, Xylo Westminster herringbone wood flooring, underfloor heating, Saxony twist carpet, recessed LED lighting. Please see full specification in brochure.

Myddelton Park is conveniently situated close to North Middlesex Golf Course, Totteridge & Whetstone underground station, Whetstone shopping centre, Friary Park, and sought after local schools,

This property offers the perfect blend of comfort and convenience for modern family living. Don't miss out on this fantastic opportunity to own a truly exceptional home. Contact us today to arrange a viewing.



Local Authority: Barnet
Tax Band: TBC
Tenure: Freehold

Kitchen

- Bespoke designed kitchen
- Recessed LED lighting to worktop
- Carrera worktops & splashbacks
- Double stainless-steel sink
- Grohe pull out spray tap
- Elita Ceiling mounted Extractor fan
- Quooker filtered tap with
 - Hot water
 - Cold water
 - Sparkling water
- Miele Appliances
 - 2 x 60cm ovens
 - Combination microwave/oven
 - Coffee machine
 - Touch control Induction hob
 - Wine cooler
- Siemens full height integrated fridge
- Siemens full height integrated freezer
- Remote controlled electric blinds
- Modern Recessed Ceilings with concealed LED strips
- Lutron controls
- Astro recessed spotlights
- Xylo Westminster Herringbone flooring
- Aluminium sliding doors to rear
- Stainless Steel power sockets with USB ports
- Speakers to ceilings

Laundry

- Fitted bespoke kitchen and storage
- Carrera worktop & splashback
- Large stainless-steel sink
- Grohe pull out spray tap
- Miele washing machine
- Miele Dryer
- Stainless Steel power sockets with USB ports
- Samsung 16kw Air-source Plant
- 300lt Hot water Cylinder
- Water Softener.

Lounge

- Bespoke design chandelier
- Modern Recessed Ceilings with concealed LED strips
- Lutron controls
- Astro recessed spotlights
- Remote controlled electric blinds
- Speakers to ceilings
- Xylo Westminster Herringbone flooring

Entrance Hall

- Coat cupboard
- Cloakroom
 - Wall hung Duravit toilet
 - Duravit basin
 - Vado design mixer tap
- Ornate coving to ceilings
- Xylo Westminster Herringbone flooring to hallway & cloakroom
- Modern open tread LED lit designer staircase

Master Bedroom

- Bespoke design chandelier
- Designed Fitted wardrobes
- Saxony twist pile carpets
- Ornate coving to ceilings
- Concealed LED Lighting
- Remote controlled electric blinds
- Stainless Steel power sockets with USB ports
- Speakers to ceilings
- Ensuite bathroom
 - Walk-in shower
 - Hansgrohe “ShowerSelect” mixer control
 - Wall hung toilet
 - Porcelain tiles to floor and walls
 - Modern Recessed Ceilings with concealed LED strips
 - Free standing Stone bath
 - Freestanding Tap & Shower Head
 - LED mirror - wi-fi programable
 - Recessed 32” TV

Family Bathroom

- Free standing bath & taps
- Wall hung washbasin with touchless Grohe taps
- RAK touchless toilet
- Walk-in shower with Hansgrohe “ShowerSelect” mixer control
- Modern Recessed Ceilings with concealed LED strips
- Porcelain tiles to floor and walls

Loft Room

- Saxony twist pile carpets
- Remote controlled electric blinds
- Stainless Steel power sockets with USB ports
- Speakers to ceilings
- Ensuite bathroom
 - Walk-in shower
 - Hansgrohe “ShowerSelect” mixer control
 - Laufen wash basin
 - Duravit Wall hung toilet
 - Porcelain tiles to floor and walls

Bedrooms

- Saxony twist pile carpets
- Designed Fitted wardrobes
- Remote controlled electric blinds
- Designed Chandeliers
- Stainless Steel power sockets with USB ports
- Speakers to ceilings
- Concealed LED Lighting

General

- Xylo Westminster Herringbone flooring
- Remote controlled Electric blinds to all rooms.
- Underfloor heating to all rooms controlled via app
- Double glazed throughout
- Oversized bespoke designer doors
- 3mt High ceilings
- 10 year building warranty

Lighting

- Lutron lighting to ground floor.
- Recessed LED lighting to all rooms
- Recessed Dimming LED downlighting
- Led strip lighting features to stairs.
- Feature chandelier light fittings to lounge and bedrooms.

Security

Pinar aluminium hi-security front door with

- LED lighting
- Electric screen view

Ajax App controlled smart alarm system

HIK Vision Ultra HD CCTV

Remote controlled security bollard to drive

Electrics

Wall sockets with USB charging in all rooms

Wired for multi room audio with ceiling speakers throughout.

CAT6 networking to every room

Cable for Sky Q TV/Virgin etc.

Fibre broadband

Exterior

Landscaped garden by Madeline Davis

Planted borders (shrubs/trees)

Lawned garden

Porcelain tiled patio

Resin bounded pathways.

External Lighting throughout.

Resin bounded driveway.

Outhouse

Xylo Sunningdale flooring

Air-Conditioning

Power Sockets

Wi-Fi Point

Astro Lighting

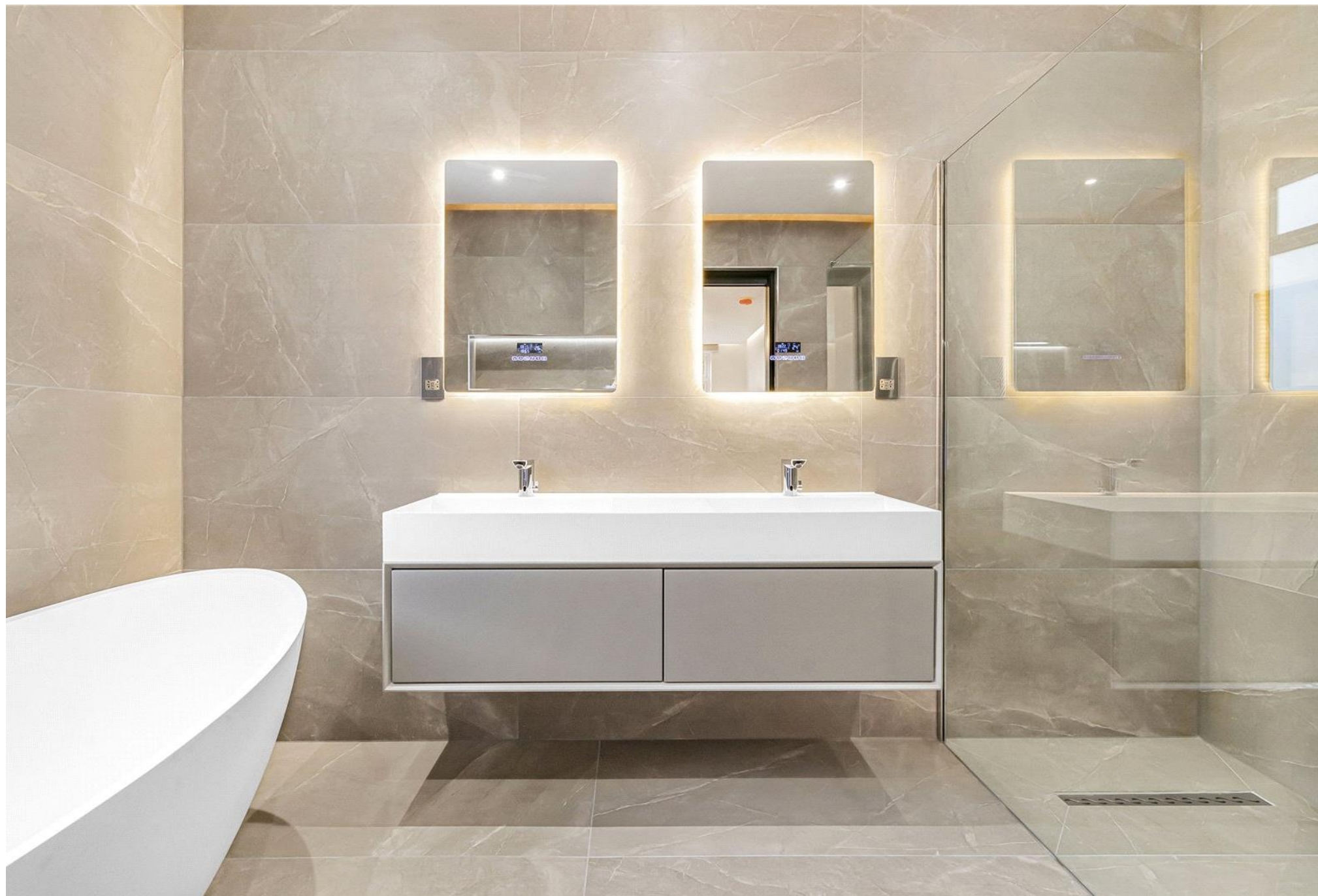














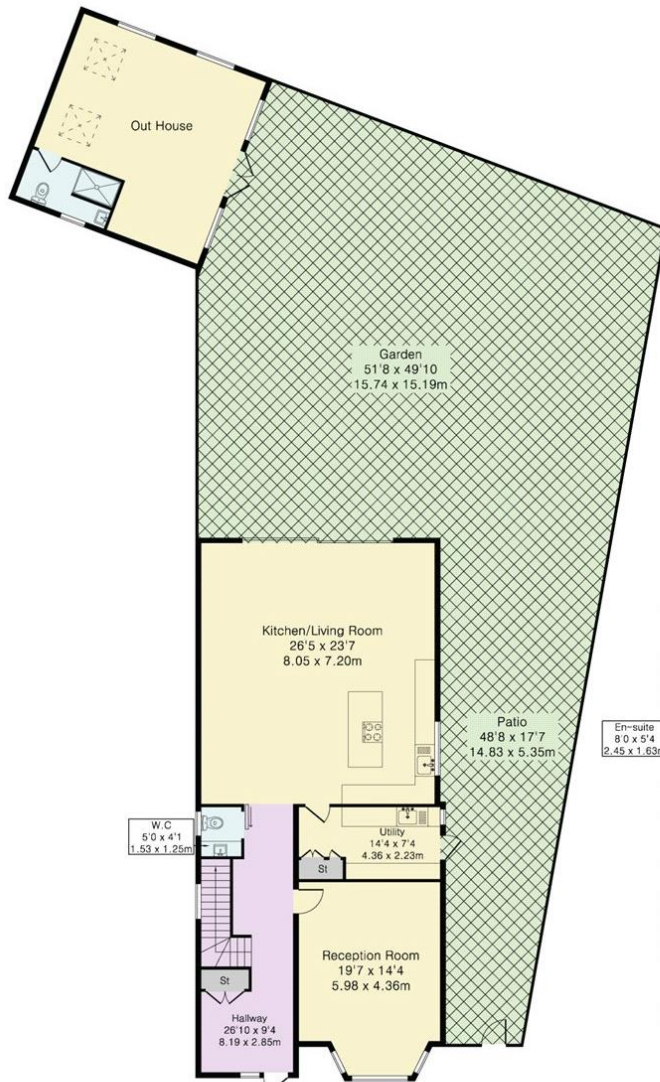












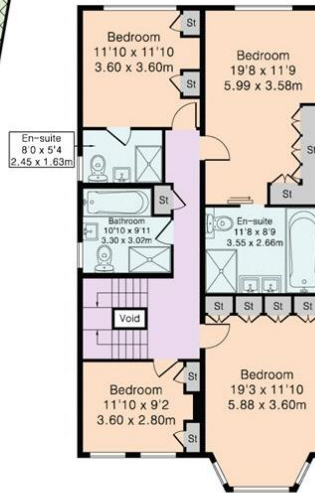
Ground Floor

Approximate Gross Internal Area 2811 sq ft - 261 sq m

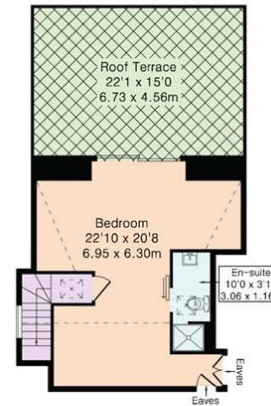
Ground Floor Area 1261 sq ft - 117 sq m

First Floor Area 1109 sq ft - 103 sq m

Second Floor Area 441 sq ft - 41 sq m



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



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