



8 NORTHCLIFFE DRIVE

Totteridge, London, N20 8JS



# 8 Northcliffe Drive

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Exciting Development Opportunity – 4-Bedroom Detached Home in Prime Totteridge Location.

Positioned on one of Totteridge's most sought-after roads, this 1950s-built four-bedroom detached house presents a rare and exciting opportunity for complete renovation or a potential knock-down and rebuild project (subject to planning). Set on a generous plot with a beautifully sized south-facing garden, the property currently offers a spacious layout including four bedrooms, a large lounge/dining area, kitchen, and detached garage.

With enormous scope to modernise, extend, or redevelop entirely, this property is ideal for those looking to create their dream family home in a highly desirable location.

Opportunities like this in Totteridge are few and far between.

Situated in a quiet, very desirable, tree lined turning in the heart of Totteridge Village, the location has a semi-rural feel and yet is still within walking distance of Totteridge and Whetstone underground station (Northern Line), Totteridge Green, The Orange Tree Public House, Totteridge Cricket Club and South Herts Golf Club.

Local Authority: Barnet  
Tax Band: G  
Tenure: Freehold

























































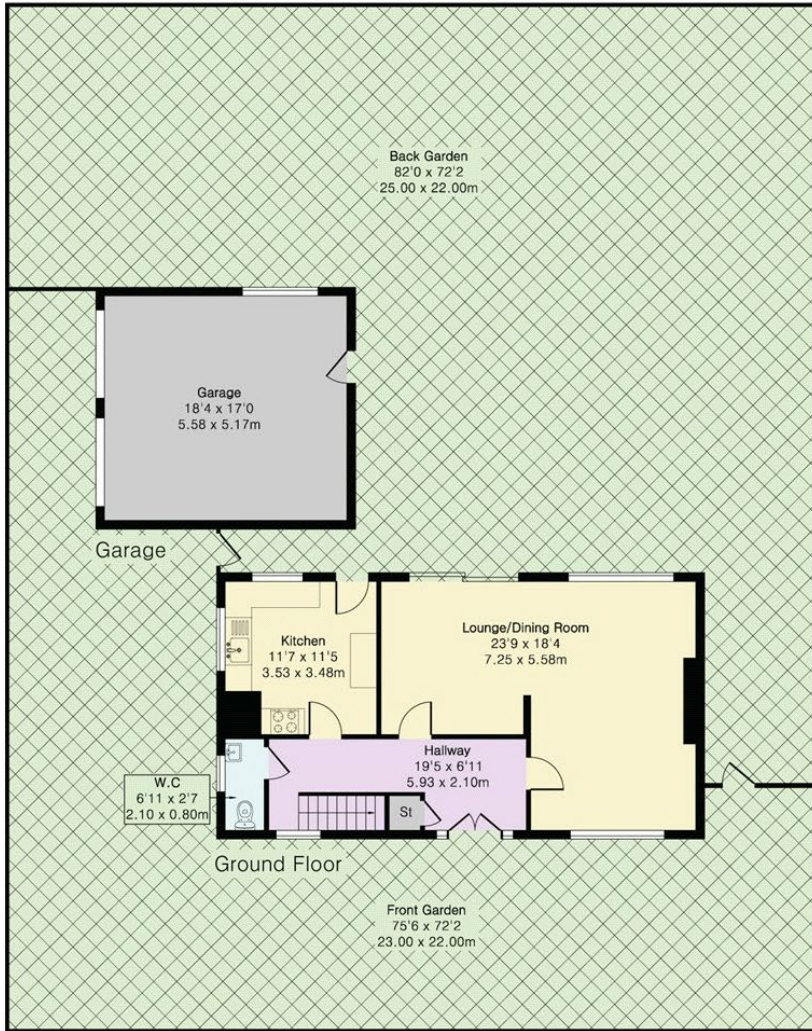


# Approximate Gross Internal Area 1675 sq ft - 156 sq m

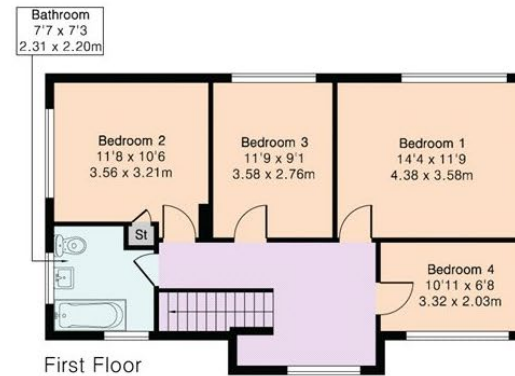
Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 696 sq ft – 65 sq m

Garage Area 311 sq ft – 29 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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.



