



Hill Crescent, Totteridge, N20 8HD
£2,795,000 Freehold Council Tax Band New Build

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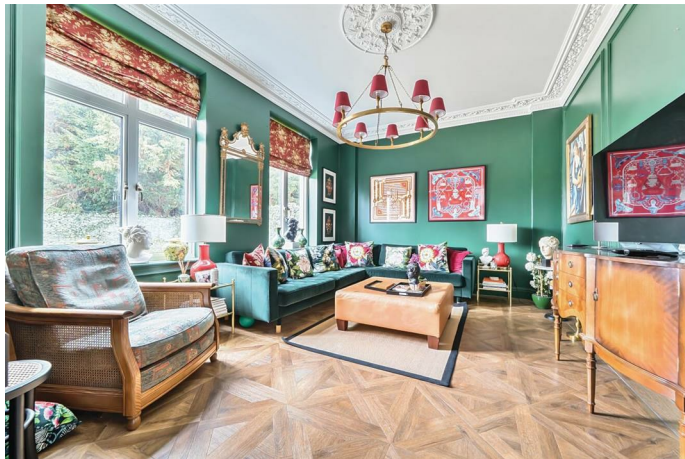
Real Estates are delighted to offer for sale this newly constructed, classically proportioned detached residence built in 2022, discreetly positioned behind electric gates on one of Totteridge's most prestigious roads. Spanning over 4,000 sq ft, this five-bedroom, five-bathroom family home combines timeless architectural detail with luxurious modern living.

A grand entrance reveals an interior flooded with natural light and a sense of scale, enhanced by three-metre ceilings. The heart of the home is the vast kitchen, dining, and living space, almost 40 feet long with Crittall-style glazing opening to a beautifully landscaped garden. A 4.5m island finished in Calacatta Gold quartz anchors the bespoke kitchen by The Handmade Kitchen Company, complete with Miele appliances, antique brass hardware, and a walk-in pantry. A large utility room with side access adds practical elegance.

Three further reception rooms offer versatility, including a cinema lounge, a formal living area with French doors to the garden, and a generous study. Upstairs, four en-suite bedrooms await, two with walk-in wardrobes, all crafted with impeccable detailing. The top floor is devoted to a stunning principal suite within the crown roof, complete with walk-in wardrobe and a luxurious marble-effect bathroom.

The superb southwest-facing garden wraps around the property, creating an exceptional outdoor setting. Porcelain tiling extends beneath a stylish pergola with seating for twelve, providing the perfect space for al fresco dining and summer entertaining. A substantial side plot has been expertly landscaped to offer a variety of outdoor seating and recreational areas, complemented by a generous lawn. Further benefits include ample off-street parking for multiple vehicles, an electric vehicle charging point, and useful side access with overhead storage.

Still under its 10-year building warranty, with around seven years remaining, this home has been designed with enduring quality and care blen

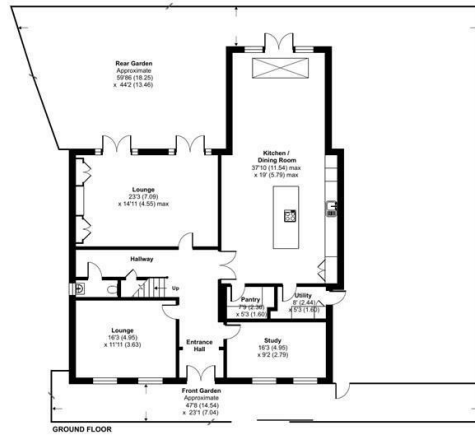
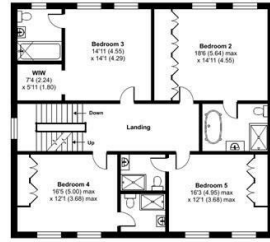






Hill Crescent, London, N20

Approximate Area = 4003 sq ft / 371.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1323579

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	87	90
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
Less energy efficient - higher running costs			
G	1-20		
EU Directive			



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