



Totteridge Village, Totteridge, N20 8PR

Price Guide £2,995,000 Freehold

Council Tax Band H

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A unique and beautifully presented Andalusian style villa offering versatile living accommodation. comprising over 4200 sq. Ft, to inc an annexe which can also be used as space for guests, and a heated pool. Nestled in a very private, secluded location in the heart of Totteridge Village. Local amenities, schooling, transport links and eateries are within close proximity as are green spaces which welcome the public.

A vestibule with door to the garage, leads into a reception hallway with guest cloakroom. The house flows beautifully through the kitchen and adjoining utility room, to the dining room, tv room with sliding doors to the main sitting room featuring 3 sets of doors opening onto the terrace, and a study. In addition, there is a self-contained wing of living room, bedroom, shower and kitchen with its own doors into the garden. Upstairs, there is a stunning master suite with 3 sets of doors opening onto a terrace, plus two dressing rooms adjoining your bathroom. There are 2 further bedrooms, both en-suites, with doors from the landing to a wonderful terrace and view across the garden.

The secluded, landscaped garden has mature trees and flowering shrubs wrapping itself around the property, a natural pond to the rear and swimming pool to the side. There is ample off road driveway parking and large integral garage.

A very pretty location blending a rural conservation area for its country style living, the popular 'Orange Tree' pub only a short walk away, with the benefits of being within easy reach of Totteridge & Whetstone Northern line tube and High Road for its array of shops, restaurants and cafe bars.

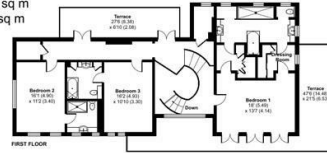




## Totteridge Village, London, N20

Approximate Area = 3634 sq ft / 337.6 sq m  
 Garage = 459 sq ft / 42.6 sq m  
 Outbuilding = 59 sq ft / 5.5 sq m  
 Boiler Room = 87 sq ft / 8 sq m  
 Total = 4239 sq ft / 393.8 sq m

For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		79
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	61	
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



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