



Totteridge Common, Totteridge, N20 8LL
Asking price £12,000,000



REAL ESTATES

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A magnificent and truly outstanding family residence of just under 20,000 sq ft is available for the first time since its creation by the present owners around twelve years ago.

Constructed by renowned Barleycroft Builders in a pleasingly aesthetic Arts & Crafts style of architecture which reflects the established landscape of Totteridge Common, yet encompasses all manner of modern and contemporary specifications throughout, has ensured that this magnificent home provides every comfort and convenience for today's discerning lifestyle.

This dark brick, Manor style property with its abundance of leaded light windows, Jacobean style chimneys and feature full height semi-circular window to front, is thoughtfully planned on all levels. Close attention to detail both externally and internally has created a beautiful and tastefully presented comprehensive range of formal and informal reception rooms, seven bedroom suites, office and study suites, and a self-contained staff flat within the main residence, as well as a superb basement complex providing recreational and relaxation facilities including party room, gym, indoor swimming pool and cinema. In addition, the property boasts two beautifully crafted spiral staircases plus a convenient lift, and hosts the necessary array of cloakrooms, utility room, laundry room, plant and control rooms, garaging, and a plethora of storage rooms and cupboards throughout.

Complementing this bespoke home are the secluded landscaped gardens to the front and rear, with raised terraces affording panoramic views across Totteridge Conservation area and Mill Hill Valley, with its prominent London skyline to the south.

Although positioned in the heart of Totteridge Common itself, and occupying a plot of around 1.5 acres, the property is well screened from the main road and accessed on both sides by electronically operated security gates, providing entrance and exit directly onto the Lane from its secluded driveway and forecourt parking area.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

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