REAL ESTATES

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Barnet Lane

Totteridge N20 8AP

Guide price £3,250,000 Freehold

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Barnet Lane , Totteridge

Located in the highly desirable location of Totteridge, Hideaway Point is securely set behind automated gates and shingle driveway with parking for up to 8 cars and nestling in landscaped grounds of over half an acre. Newly refurbished and finished to a high standard, this substantial home includes 3 receptions, a spacious master suite, Poggenpohl kitchen, under floor heating throughout, air conditioning in key areas, high-end sanitary and brassware, Control 4 automation.

Ideal for family living, Hideaway Point offers ample space for entertaining. The large open plan living area to the rear of the property flows beautifully into the stunning decked terrace complete with impressive pergola, which in turn looks over the manicured lawn. At the bottom of this substantial area is a tranquil meadow garden. In addition, the contemporary cedar clad garden room is perfect for additional living space; whether you require a work space with views over the gardens, a gym with shower room/ wc, or a fun but sophisticated party room with bar area and dance floor.

The interiors have been meticulously designed with comfort and style at the core of every area, with many bespoke touches to create an elegant and well thought-out design.

Hideaway Point offers a peaceful and serene environment but is still within a stone's throw of all that London has to offer. The centre of London is a mere half hour away on the underground and transport links, M1, M25, A406 plus bus routes and main line railway stations are easily accessible.

Guest Cloakroom 8'1 x 7'3 (2.46m x 2.21m)

Reception Room: 17'2 x 16'10 (5.23m x 5.13m)

Family Room: 27'5 x 11'11 (8.36m x 3.63m)

Cinema Room: 18'5 x 11'9 (5.61m x 3.58m)

Study: 11'5 x 7'7 (3.48m x 2.31m)

Kitchen: 21'7 x 20'1 (6.58m x 6.12m)

Utility Room: 11'6 x 7'11 (3.51m x 2.41m)

Master Bedroom: 21'11 13'11 (6.68m 4.24m)

En Suite Bathroom: 12'8 x 11'8 (3.86m x 3.56m)

His and Hers Dressing Rooms:

Bedroom 2: 16'5 x 14'3 (5.00m x 4.34m)

En Suite Bathroom: 10'6 x 4'9 (3.20m x 1.45m)

Bedroom 3: 11'10 x 10'4 (3.61m x 3.15m)

En Suite Bathroom and Dressing Room:

Bedroom 4: 30'5 x 11'8 (9.27m x 3.56m)

Bedroom 5: 18'2 x 8'9 (5.54m x 2.67m)

Family Bathroom:

Garage: 22'2 x 11'10 (6.76m x 3.61m)

Garden Room: 32'2 x 13'1 (9.80m x 3.99m)

Viewing:

By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

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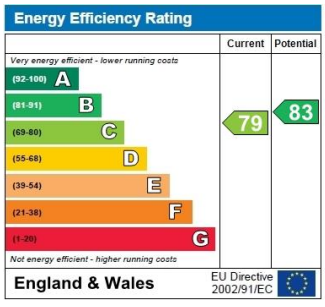

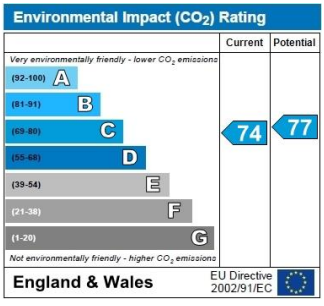

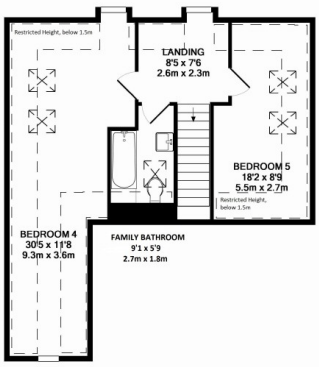

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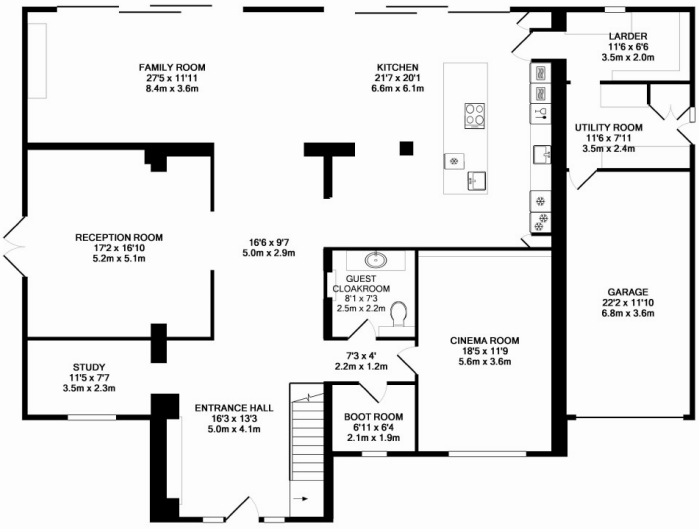
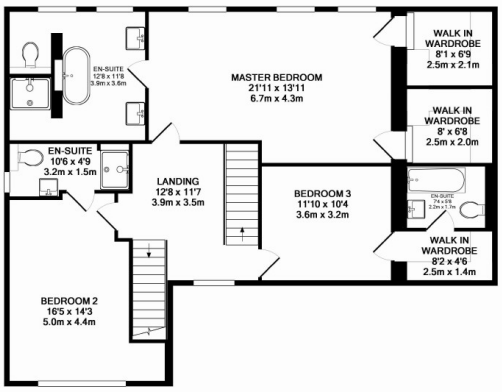


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only