



Totteridge Village, Totteridge
£3,650,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

A truly exquisite character property with some original parts dating back to 18th c., nestling in the heart of Totteridge Village, opposite the church - undoubtedly one of the finest bespoke properties to come to the market in many years. This Grade II double fronted residence, reminiscent of the Queen Anne period, has enigmatically undergone extensive modernisation and improvements, yet has sympathetically been allowed to retain many original period features to the formal receptions and hallway, that have enhanced its individuality. In addition, this spectacular home boasts beautifully tended landscaped gardens of just under 2 acres to the rear, abutting greenbelt countryside beyond.

MAIN HOUSE: * DRAWING ROOM & DINING ROOM * STUDY * FAMILY ROOM * KITCHEN/BREAKFAST ROOM * MASTER BEDROOM SUITE * 5 FURTHER BEDS (2 EN SUITE) * GUEST CLOAKROOM * LARGE EAVES STORAGE * STAFF/GUEST COTTAGE: 2 BEDS (1 WITH DRESSING AREA, BOTH EN SUITE) * CINEMA * GAMES ROOM WITH KITCHENETTE (BOTH CAN BE ACCESSED MAIN HOUSE) * EXTERIOR: GROUNDS OF 1.98 ACRES * LAWNED GARDENS * FEATURE POND & EXTENSIVE TERRACING * SWEEPING GATED CARRIAGE DRIVE *





Garden Hill House, Totteridge Village

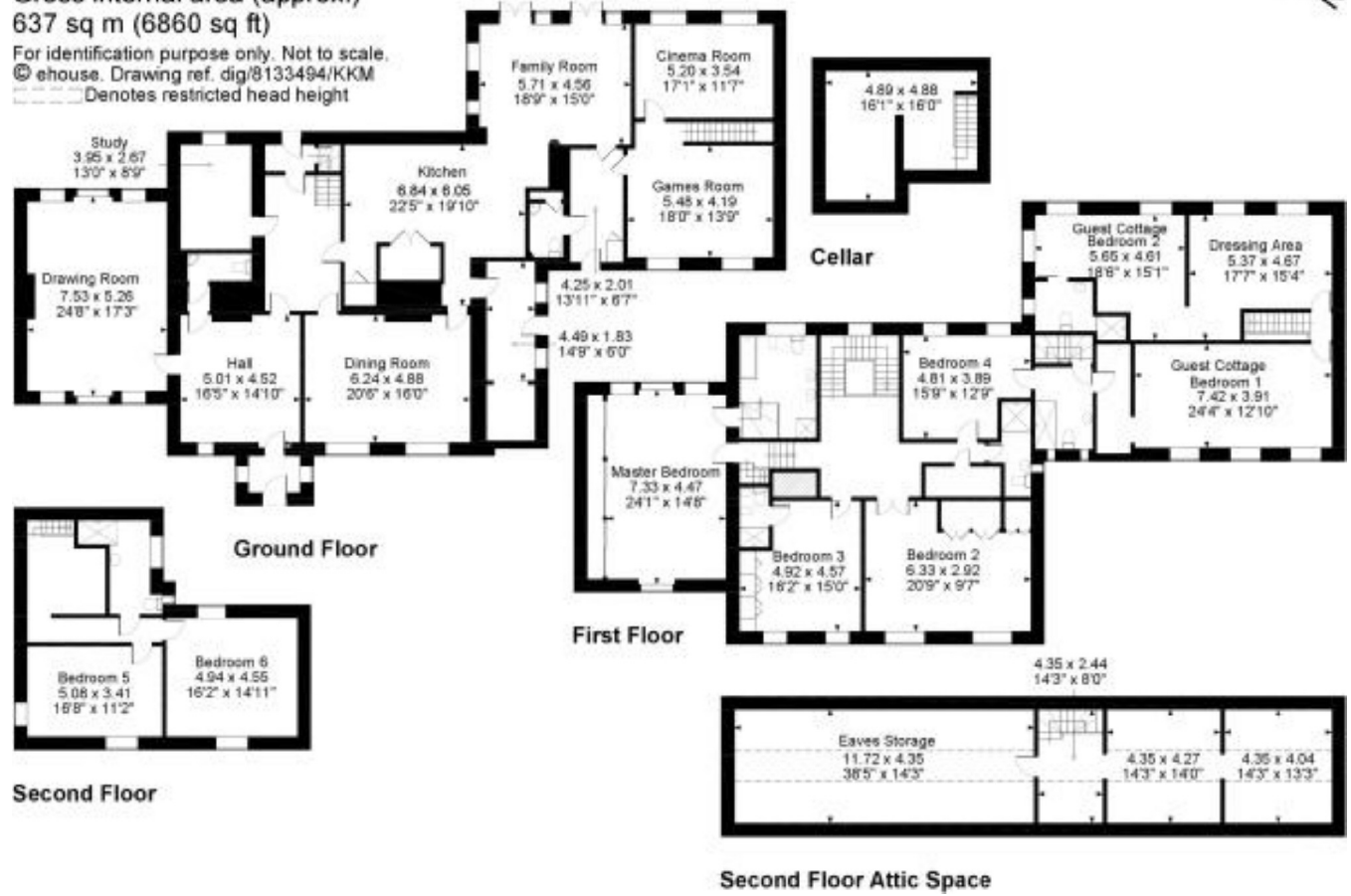
Gross internal area (approx.)

637 sq m (6860 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8133494/KKM

--- Denotes restricted head height



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower rating scale		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
47	51	39	41
Not energy efficient - higher rating scale		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Totteridge office: 74 Totteridge Lane, Totteridge, London N20 8QG

e : totteridge@realestates-wsp.co.uk

t : 020 8445 3132

f : 020 8445 4492

w : www.realestates-wsp.co.uk



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings