



Barnet Lane, N20 8AS

£3,250,000

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Property Description

A rare opportunity to purchase a detached family home, located on one of the most sought after roads in Totteridge and having been in the same ownership for over 50 years.

The house is in need of modernisation but lends itself to extension or demolishing and rebuild stpp.

Currently arranged as Five Bedrooms, Two Bathrooms (1 en-suite), Two Reception Rooms, Conservatory, Kitchen/Diner, Utility Room and guest Wc.

The focal point of the house is a breathtaking Garden which extends to approximately 340'/103 m. Towards the bottom of the garden, which borders South Herts Golf Course, there is a heated swimming pool with large Pool House. There is a further outbuilding in the Garden, suitable for a variety of uses. Further amenities include large roof terrace, ample off street parking and integral Garage.

Key Features

Important Information

- **Price:** £3,250,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Totteridge

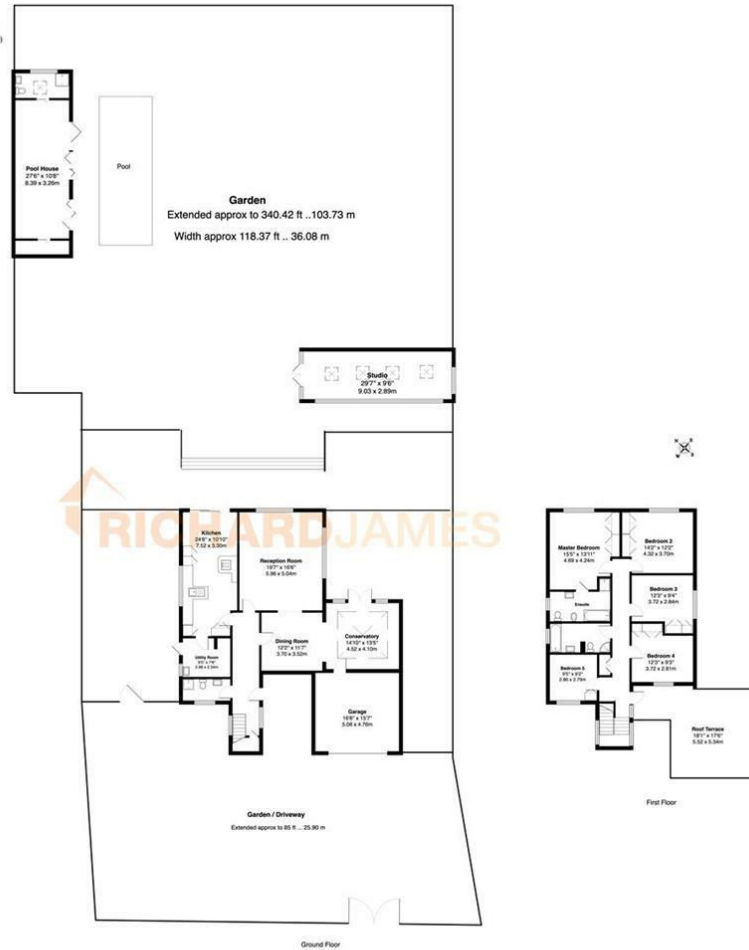
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Barnet house, Barnet lane N20.

Total Gross Area: 2576 sq ft ... 239.3 sq m (excluding workshop, pool house)

Ground Floor Area: 1497 sq ft ... 139.1 sq m

First Floor Area: 1079 sq ft ... 100.2 sq m



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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