

Brooksby House, Horseshoe Lane  
Totteridge, London, N20 8NJ  
Price guide £5,500,000 Freehold

**STATONS**

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Bedrooms 5 | Bathrooms 5 | Receptions 4







Brooksby House, 2 Horseshoe Lane  
Totteridge, London



A magnificent detached family home, with a huge frontage discreetly set behind security gates, in a desirable cul-de-sac located just off Totteridge Common. This stunning house sits in mature grounds extending to approximately 1 acre and in addition also offers a separate detached staff cottage/studio room. We understand that planning permission granted has now been to convert the loft in to a bedroom en-suite, walk in wardrobes and lounge.

With internal floor space extending to approximately 8544 sq ft including outbuildings, the house and grounds have been totally modernised and refurbished by the current owners and affords many individual features including a stunning huge bespoke 35ft x 27ft kitchen/family room with sliding doors which enable the whole back of the house to be opened to the large terrace with steps down to a magnificent heated outdoor pool and terracing. Further features include an indoor resistance training pool, a gymnasium, 44ft formal reception rooms, snooker room, approximately 1 acre of mature grounds and gardens, multiple outbuildings, garaging for 3 cars and off street parking for many more.

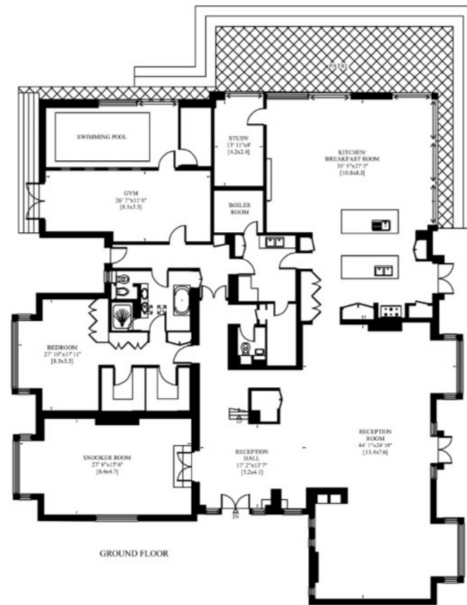




**BROOKSBY HOUSE**  
2 HORSESHOE LANE TOTTERIDGE  
LONDON N20

Gross Internal Area: 794 Sq. metres  
Including Garages, Store 8544 Sq.ft  
and Under 1.5m

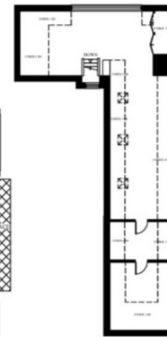
ATTENDING LAWRENCE & SONS  
Please check references and  
References to:  
020 8671 6369



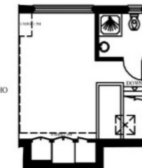
GROUND FLOOR



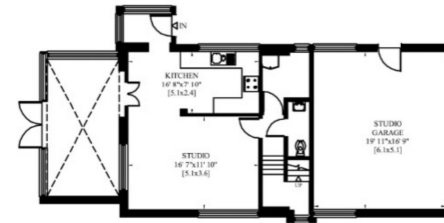
FIRST FLOOR



SECOND FLOOR



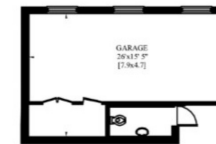
FIRST FLOOR - STUDIO



STUDIO



GARDEN STORAGE



EXTERNAL GARAGE

Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Current		Potential		Current		Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
155-100 A		155-100 B		155-100 A		155-100 B	
100-65 B		77 79		100-65 C		72 74	
65-50 C				50-35 D			
50-35 D				35-20 E			
35-20 E				20-10 F			
20-10 F				10-5 G			
5-0 G				5-0 G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

## DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.

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