



2 Northcliffe Drive, N20 8JS

£2,850,000

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ESTATE AGENTS

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Property Description

A rare opportunity to acquire a stunning Tudor style detached family home, situated in one of Totteridge's premier locations.

The accommodation is spread over two floors comprising of 3225 sqft / 300 sqm and includes a beautiful Kitchen/breakfast room/family room, formal Reception Room, dining room, study, Principal Bedroom suite with en-suite Bathroom and dressing room, Three further Bedrooms, Two further Bathrooms (one en-suite), Utility Room and guest Wc.

Externally there is off street parking, integral Garage and stunning 205ft landscaped rear Garden.

Northcliffe Drive is ideally located within easy reach of The Orange Tree public house, which is an ideal collection point for many schools, Totteridge Common, with open greenbelt countryside, Totteridge & Whetstone underground station and Whetstone multiple shopping centre with Marks & Spencer, Boots and Waitrose as well as many boutique shops and fine restaurants.

Council tax band H

Joint sole agent.



Key Features

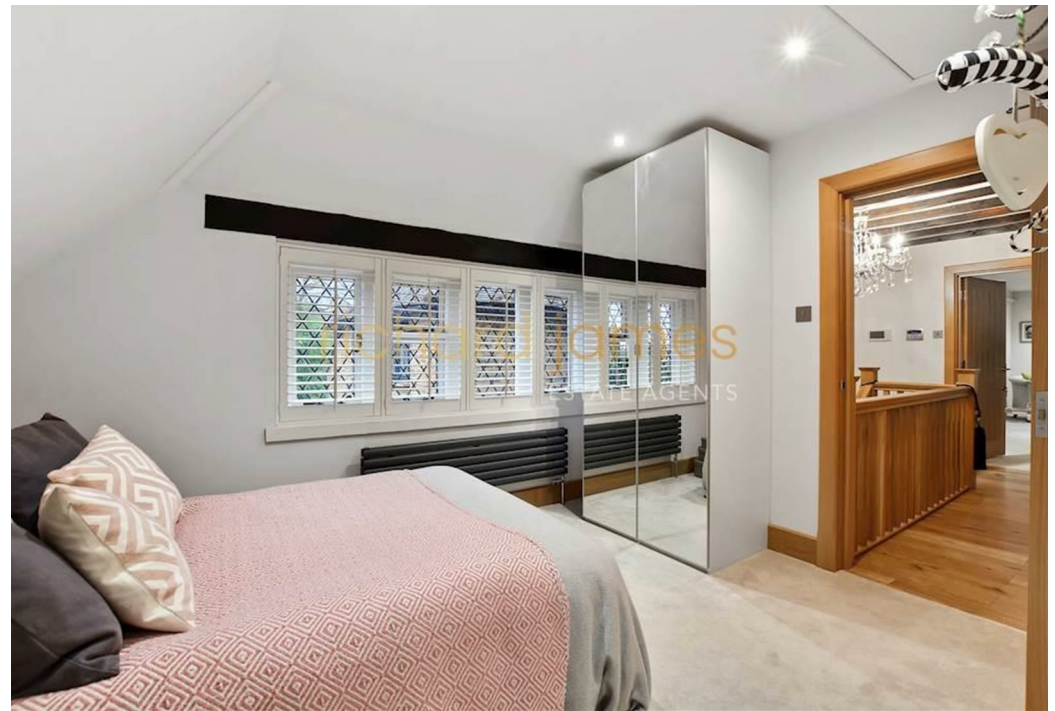
- STUNNING DETACHED FAMILY HOME
- INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- THREE BATHROOMS (TWO EN SUITE)
- GUEST WC
- 3225 SQFT / 300 SQM
- STUDY
- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £2,850,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Totteridge

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









FIRST FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 1472 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1753 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/GARAGE 3225 SQ FT / 300 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Northcliffe Drive
 NW7 3DA
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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 well 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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