



Northcliffe Drive, Totteridge, N20 8JX  
Guide Price £4,750,000 Freehold Council Tax Band H

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Set on one of the largest plots in this sought after turning in the heart of Totteridge Village, is this superb home approached by a wide sweeping driveway, boasting secluded landscaped gardens, swimming pool and electric safety pool cover, amongst many other features.

The beautifully presented accommodation comprises 3 reception rooms, study and a well designed kitchen diner incorporating Gaggenau appliances, utility room, guest cloakroom and separate cloak/boot room. A spectacular helical staircase ascends to the 1st floor with 6 sumptuous bedroom suites. The principal bedroom suite occupies 3 rooms; bedroom area with vantage point views over the landscaped gardens, a fully fitted dressing room and luxurious en suite bathroom. A further staircase rises to the 2nd floor comprising 2 generous rooms, one currently used as a playroom and the other a gym with en suite shower, as well as a further separate wc. Additional features include double glazing, part under floor heating and surround sound.

Northcliffe Drive is ideally situated within walking distance to Totteridge & Whetstone Northern Line tube station, as well as boutiques, restaurants, cafes and multiples including M&S Foodhall and Waitrose at Whetstone High Road.

Please contact our Totteridge office for further information.





# NORTHCLIFFE DRIVE

Totteridge

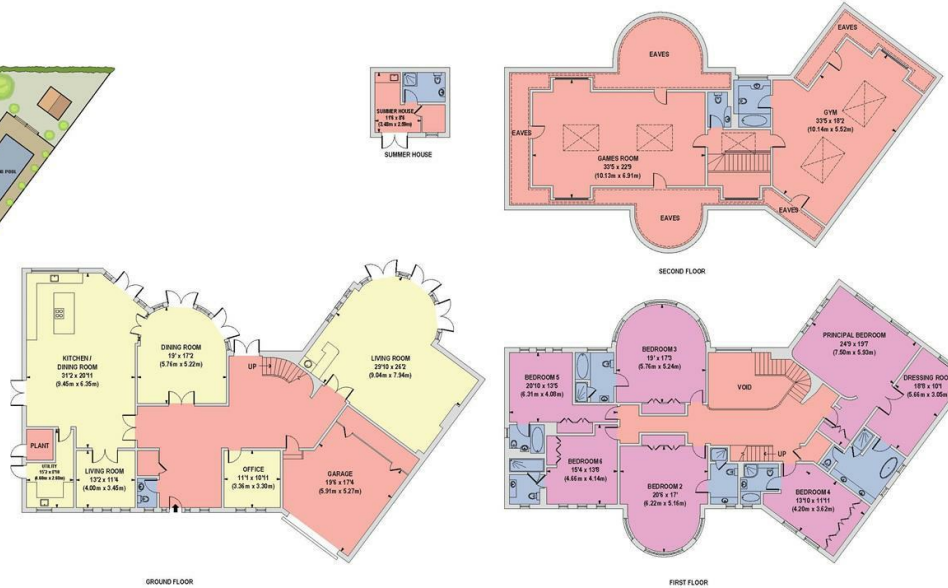


Approximate Gross Internal Floor Area

8418 sq. ft / 782.05 sq. m (Including Garage, Summer House & Eaves)

7025 sq. ft / 650.65 sq. m (Excluding Garage, Summer House & Eaves)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )		
B	81-91 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )		
C	69-80 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )	70	74
D	55-68 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )		
E	45-54 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )		
F	35-44 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )		
G	15-34 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )		
Not energy efficient - higher running costs			
EU Directive			



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY MARKETING



Real Estates Totteridge Office:  
32 Totteridge Lane  
Totteridge N20 9QJ

ll : 0208 445 3132  
e : info@realestates-wsp.co.uk  
w : www.realestates-wsp.co.uk