



CAMDEN CHASE

Totteridge, London, N20 8BA

Guide Price £2,900,000

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A Neo-Georgian detached family home built in 2019, designed for the modern family that like to entertain.

With close to 3,200sqft of living space, the house features four double bedrooms, three bathrooms (two en-suite), three reception rooms and at its centre, a kitchen dining room that stretch's over 45ft. The south facing garden extends beyond 100ft and following the entertaining theme, has an all-year-round outdoor living room with open fireplace and there is also an outbuilt gym and home office.

Finishes include almost 10ft ceiling heights, herringbone style solid oak flooring, feature fireplaces to all living spaces and double glazed sash windows. The bespoke kitchen has integrated Sub Zero fridge, freezer and wine cooler, Wolf gas burner, KitchenAid ovens and coffee machine and a 10ft island with breakfast bar as well as a dining table with built in seating.

The primary suite is air conditioned and through the porcelain tiled en-suite bathroom you access the new walk in dressing room.

The home is extremely private situated at the end of a quiet cul-de-sac and very secure with CCTV, video entry system and electric gates.

Well located for some of Barnet's best schooling, the amenities of Whetstone are within 1.5 miles and Mill Hill 3 miles away. Road links include easy access to the M1, M25 and A406. There are many sports clubs close by including Finchley, Mill Hill and The Shire London golf courses.

Council Tax Band: H

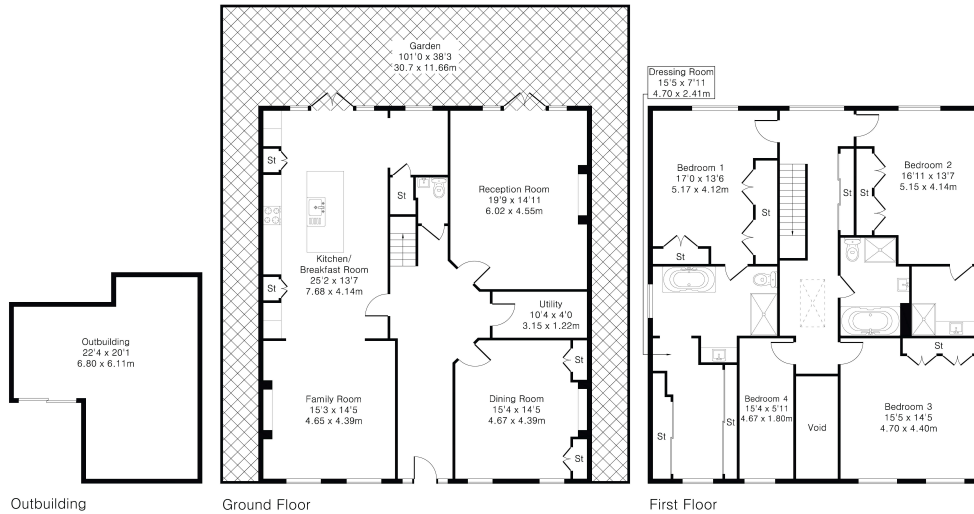


Approximate Gross Internal Area 3222 sq ft - 300 sq m

Ground Floor Area 1471 sq ft - 137 sq m

First Floor Area 1411 sq ft - 131 sq m

Outbuilding Area 340 sq ft - 32 sq m



- Chain free
- Structural guarantee to 2029
- 100ft South facing garden
- Totteridge and Whetstone tube station (Northern Line)
- Neo-Georgian architecture
- Outbuilt gym and home office
- Primary bathroom suite with walk in wardrobe
- 100ft South facing garden
- Electric Gates, video entry and CCTV surveillance
- Fireplaces, cornicing, sash windows and 2.9m ceiling heights
- Bespoke kitchen with Sub Zero, Wolf and Kitchen Aid appliances



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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