



Hill Crescent, Totteridge, N20 8HD
£2,795,000 Freehold Council Tax Band New Build

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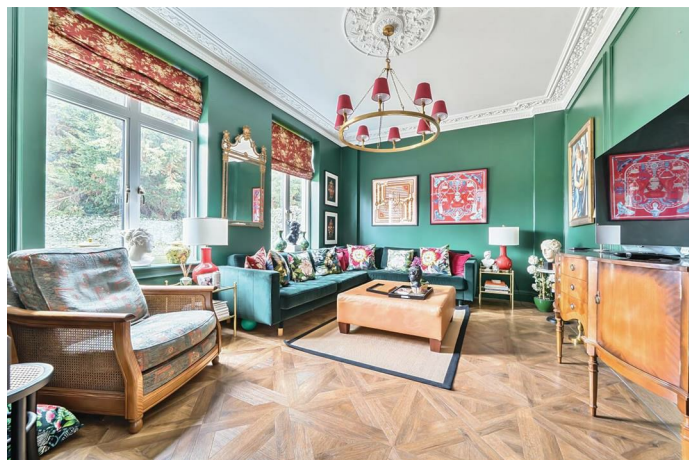
Real Estates are delighted to offer for sale this newly constructed, classically proportioned detached residence built in 2022, discreetly positioned behind electric gates on one of Totteridge's most prestigious roads. Spanning over 4,000 sq ft, this five-bedroom, five-bathroom family home combines timeless architectural detail with luxurious modern living.

A grand entrance reveals an interior flooded with natural light and a sense of scale, enhanced by three-metre ceilings. The heart of the home is the vast kitchen, dining, and living space, almost 40 feet long with Crittall-style glazing opening to a beautifully landscaped garden. A 4.5m island finished in Calacatta Gold quartz anchors the bespoke kitchen by The Handmade Kitchen Company, complete with Miele appliances, antique brass hardware, and a walk-in pantry. A large utility room with side access adds practical elegance.

Three further reception rooms offer versatility, including a cinema lounge, a formal living area with French doors to the garden, and a generous study. Upstairs, four en-suite bedrooms await, two with walk-in wardrobes, all crafted with impeccable detailing. The top floor is devoted to a stunning principal suite within the crown roof, complete with walk-in wardrobe and a luxurious marble-effect bathroom.

The southwest-facing garden wraps around the house, with porcelain tiling beneath a pergola that seats twelve perfect for summer entertaining. A generous side plot offers potential to extend, integrate into the garden, or add a garage, subject to planning. The home also benefits from off-street parking for several vehicles, an electric car charging point, and side access with overhead storage.

Still under its 10-year building warranty, with around seven years remaining, this home has been designed with enduring quality and care blending period craftsmanship with the comfort of modern family living. Please contact our Totteridge office for further information or to arrange a viewing.



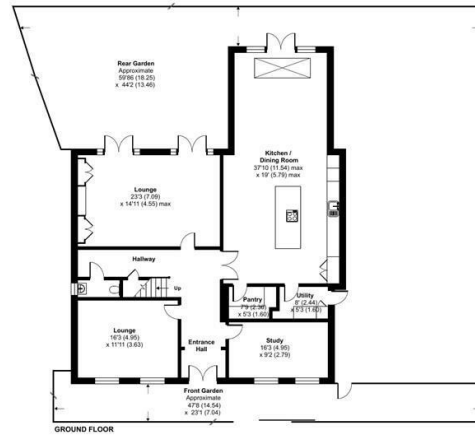
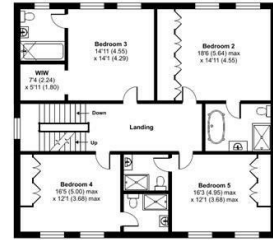




Hill Crescent, London, N20

Approximate Area = 4003 sq ft / 371.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1323679

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)	87	90
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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