

Fairlawn

51 Totteridge Common, London





One of Totteridge's most stately residences, an amazing Grade II listed property set in gardens and grounds extending to approximately 10 acres.

Mill Hill Broadway mainline station 2 miles (Luton 30 minutes, London Blackfriars 30 minutes),
 Totteridge & Whetstone underground station 2.5 miles (Northern line), Elstree 4 miles, Central London 10 miles,
 London City Airport 22 miles, Luton 24 miles, Heathrow Airport 30 miles, Stansted 39 miles
 (Distances and times approximate).



Summary of accommodation

Reception hall | Dining room | Living room | Library | Snug | Games room | Gym | Kitchen/breakfast room

Extensive cellars

Seven bedrooms | Eight bathrooms (Seven en suite)

Garden and Grounds

Pair of two bedroom staff cottages

Extensive gardens | Tennis court | Paddocks | Stabling | Garaging and outdoor parking | Indoor swimming pool (in need of refurbishment)

Planning permission to demolish the swimming pool building, stable block and ancillary outbuildings to replace with a lower ground floor extension to accommodate a new swimming pool, detached garage and two storey link extension.

In all about 10.59 acres

Location

Located just 10 miles from Central London, Totteridge Common, which is the area's premier address, is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding. Totteridge Green is home to the renowned and recently refurbished Orange Tree public house which dates back to 1665. There is an excellent choice of schools in the area, both public and independent, which include Haberdasher's Aske's, Mill Hill, Dame Alice, Aldenham, Belmont, Lochinver and Queen Elizabeth's.

Many schools operate their coach service through Totteridge with school coaches providing collection and delivery from The Orange Tree in Totteridge Village. Totteridge & Whetstone underground station (Northern Line) and Mill Hill Broadway (Thameslink), are easily accessible. Nearby high streets in Mill Hill and Whetstone have a range of shops, including Marks & Spencer, Boots, Waitrose, as well as a number of boutiques and restaurants.



Fairlawn

Fairlawn is a house of great distinction and importance, befitting its Grade II listed status. It has been a much loved family home for many years, and the planning consent for a lower ground floor extension provides the opportunity for a new owner to put their own stamp on this prestigious property.

The house is arranged as three wings around a beautiful open courtyard, behind a secure gated entrance. The listings describe the south end of the west wing being of the late 17th century with the main south block being 1845 and the east and west wings extended north in 1905. There are some fine period features including mullioned windows, panelling and a fine staircase.

In 1903 the house was bought by Sir Charles Allen, a designer specialising in ocean going liners. including the Queen Mary and it is possible the interiors are by him.

The house is approached via a gated entrance leading to its stunning courtyard. Double doors open into a wide reception hall from where all the main rooms lead and include the formal drawing room, dining room, library/study, games room, kitchen and breakfast room, most with doors outside onto the terrace or garden.

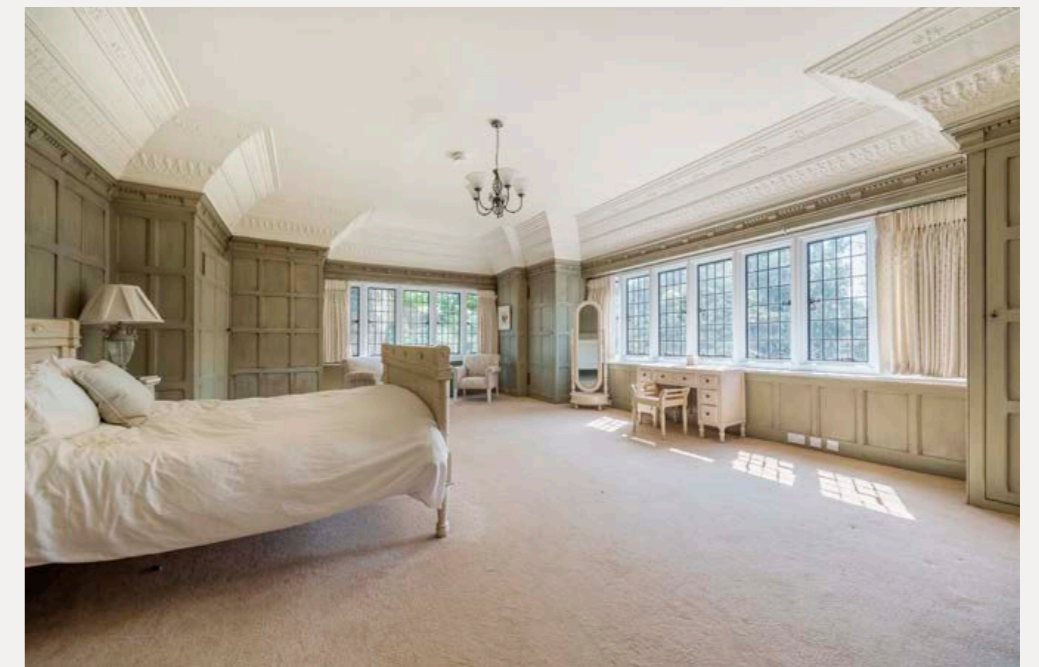
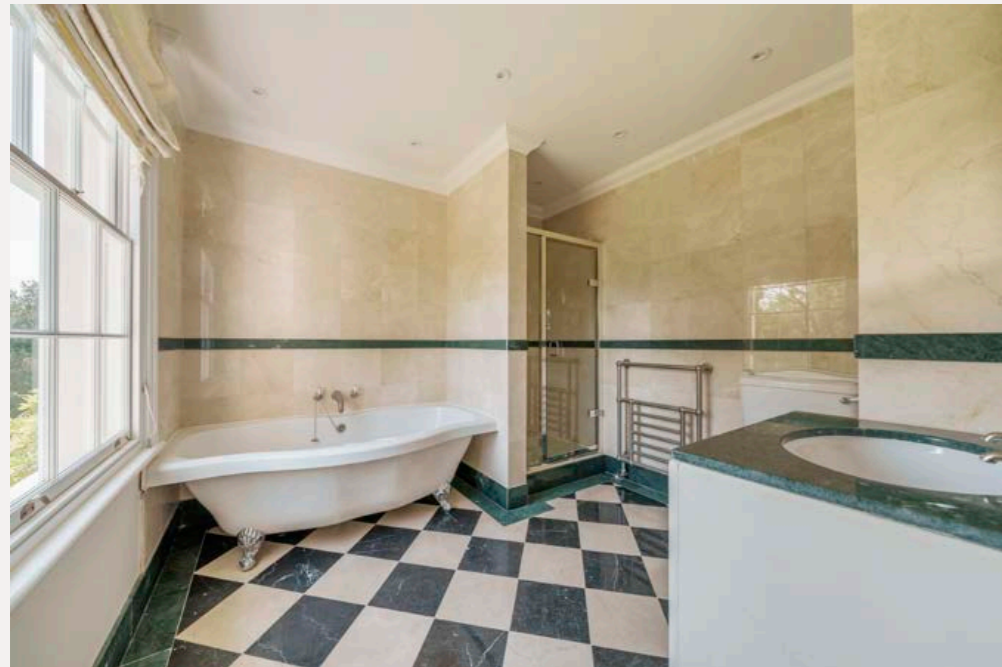
From the inner hallway a sweeping staircase leads to a long landing with double doors into the principal bedroom suite with his and hers dressing rooms and en suite bathrooms.

The views over the gardens and to the City of London in the distance are spectacular. There is a second principal bedroom suite with en suite bathroom and dressing room, together with five further bedrooms all with en suite bathrooms plus one further bathroom.









FLOORPLANS

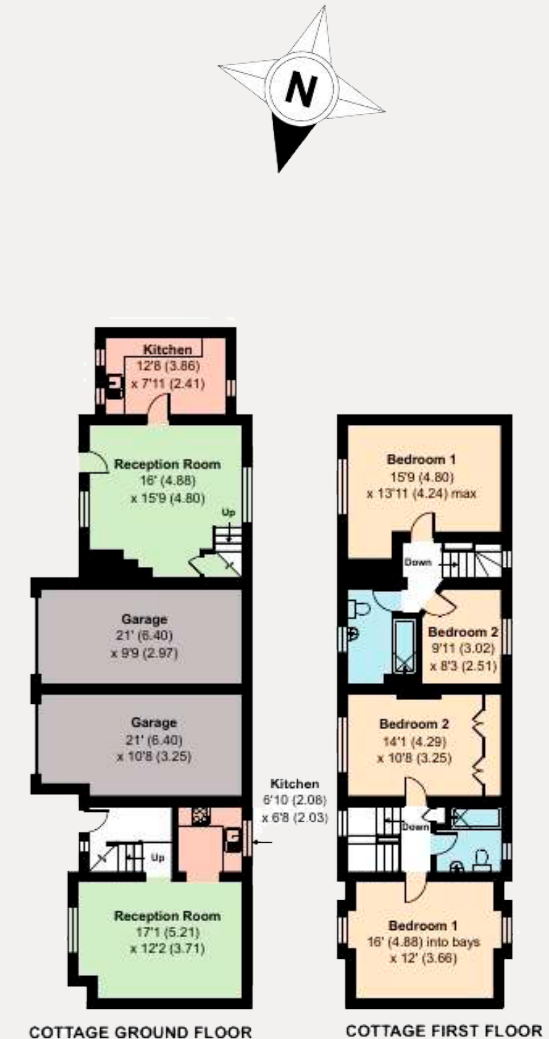
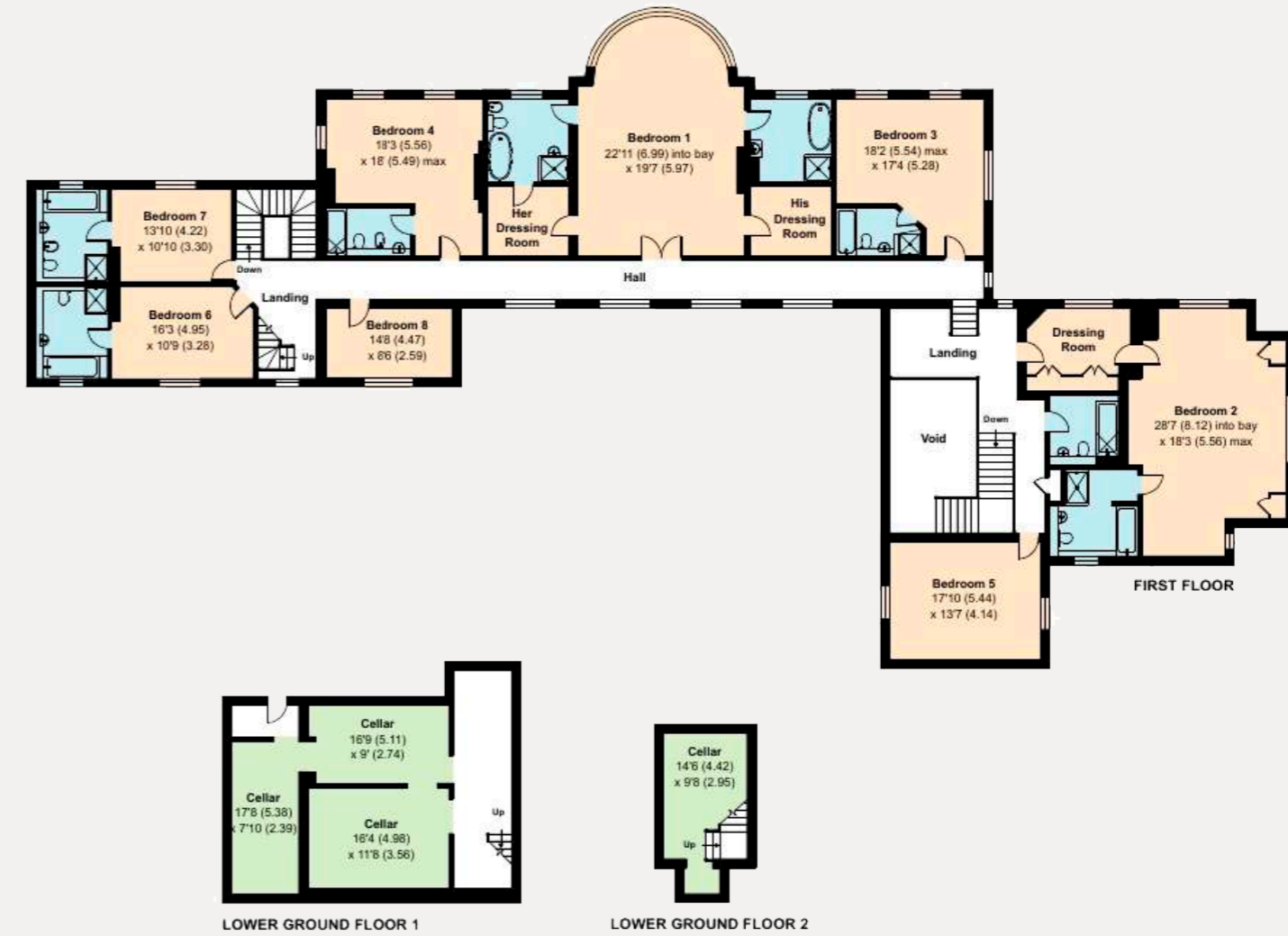
Approximate Gross Internal Floor Area

House: 950.2 sq m / 10,228 sq ft (Excludes void)

Cottage: 150.7 sq m / 1,623 sq ft

Garage: 41.8 sq m / 450 sq ft

Total: 1,142.7 sq m / 12,301 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

FLOORPLANS



Cottages

Cottages

Within the courtyard are a pair of two bedroom semi-detached cottages each with living room, kitchen and bathroom, and two large garages.

Gardens and Grounds

The gardens are laid to lawn and include a former tennis court and paddocks, with some superb specimen trees. There are former stables providing an opportunity for those with equestrian interests, as well as an indoor swimming pool building (in need of refurbishment).



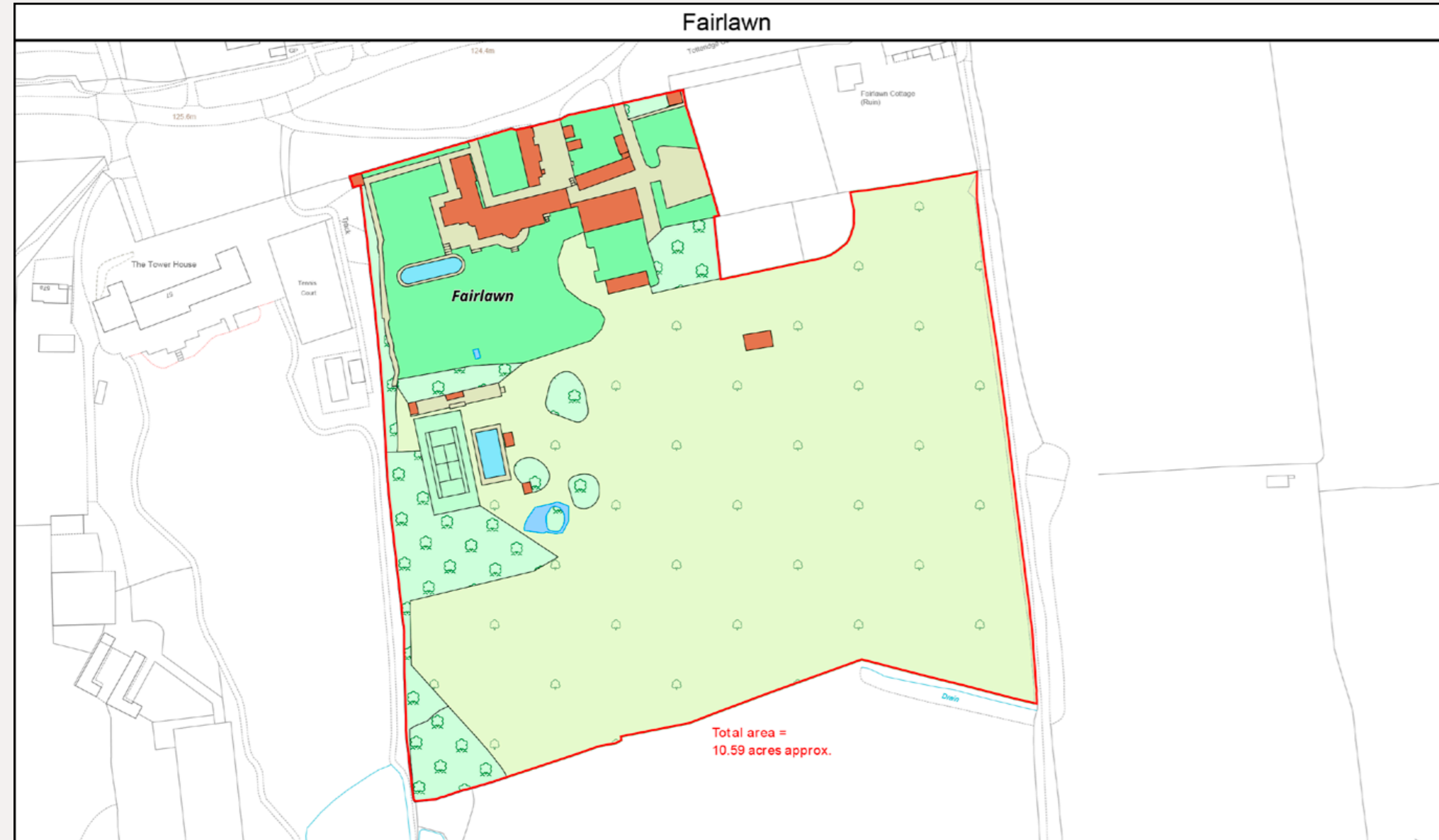


Indoor Pool

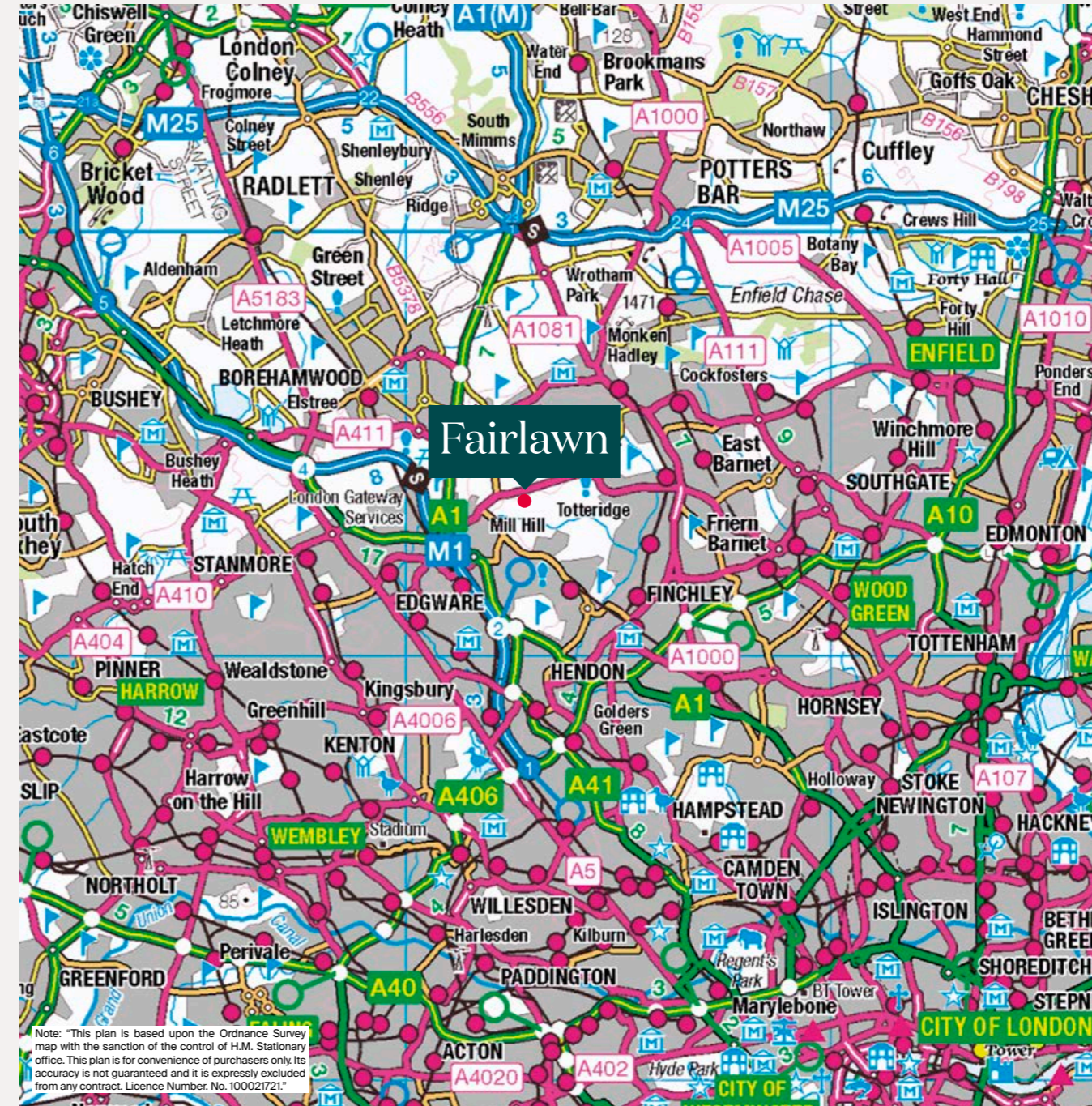
Attached to the home is an indoor pool which has planning consent (Ref 23/2494/HS) and listed building consent (Ref 23/2495/LBC) for demolition and replacement with a new indoor pool, detached garage and link to the house.



Computer Generated Image showing the house with new swimming pool extension to the east



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 25:10:24 Drawn By: CW Scale: 1:1800 @ A4 Plan Ref: 19389
		Title Fairlawn
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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Property Information

Services:

Services include mains water, drainage and electricity.

Tenure:

The freehold of the property is offered for sale with full vacant possession subject to any unexpired assured shorthold tenancies if any.

Local Authority:

London Borough of Barnet

Council Tax:

Main House - Band H
 Cottages - Both band D

EPC:

Main House: Rating E
 Cottages: Ratings D and E

Postcode:

N20 8LU

what3words:

///strut.field.vague

Viewings:

Strictly by appointment only through the joint selling agents Knight Frank LLP and Statons.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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