

The Close

Totteridge, London, N20

STATONS
www.statons.com

Icona Villa

Icona Villa is approached via a private, gated road in one of the area's most secluded and prestigious settings

This individually designed family residence
offers approximately 7,200 sq ft of beautifully appointed accommodation arranged over two floors. Set within three quarters of an acre of private landscaped grounds and featuring a heated swimming pool.

A gated carriage driveway provides generous, secure parking and leads to a detached garage. Upon entering the home, a spacious reception hall immediately draws the eye through to the gardens beyond. The ground floor is dedicated to exceptional entertaining, offering six elegant reception rooms alongside a fully integrated kitchen.

For those requiring staff or guest accommodation, there is a self-contained bedroom suite with en-suite shower room, accessible both independently from the front of the house and internally.

A striking staircase rises to a galleried first-floor landing, from which double doors open into each bedroom suite. The principal suite features a luxurious bedroom, a sumptuous en-suite bathroom, and a dedicated dressing room. Each of the remaining bedrooms benefits from its own private en-suite.

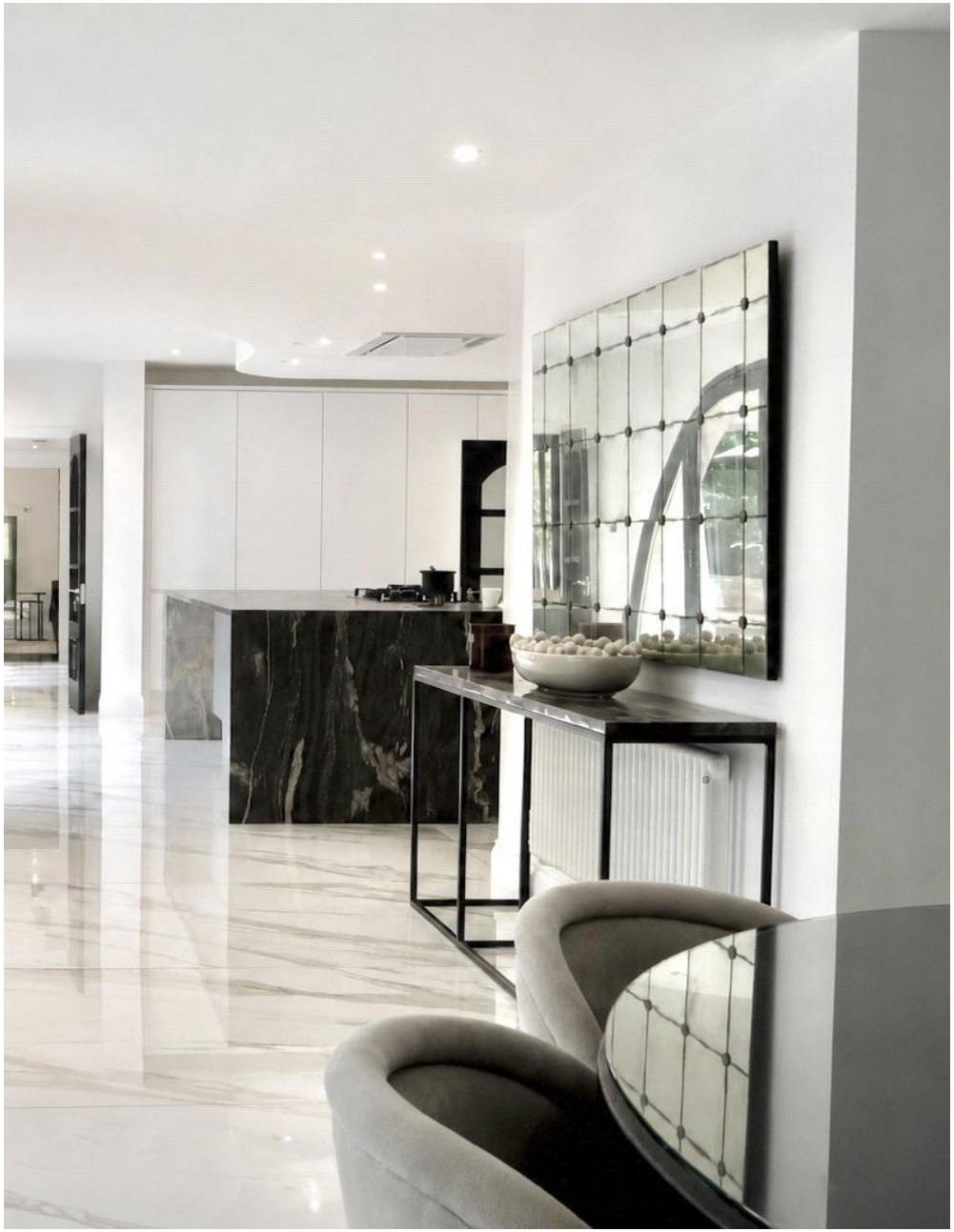
The grounds extend to approximately three quarters of an acre, with landscaped gardens predominantly laid to lawn and framed by a wide variety of mature trees and shrubs. To the rear of the property, an extensive terrace descends to the heated swimming pool, complete with his and hers changing rooms, creating an ideal setting for both relaxation and entertaining.

Location: The house is situated within easy reach of Totteridge Underground station (Northern Line), Oakleigh Park and Mill Hill Broadway Mainline stations are also nearby as is Whetstone shopping centre, which includes Waitrose, Boots, Marks & Spencer and many individual boutiques and restaurants. The property is well located for travel by road being close to the M25, A1(M) and M1. The surrounding area offers a wide choice of excellent schools including Mill Hill, North London Collegiate, QE Boys and Girls and Haberdasher's Aske.

Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com


ICONA VILLA
STATONS






STATONS




STATONS





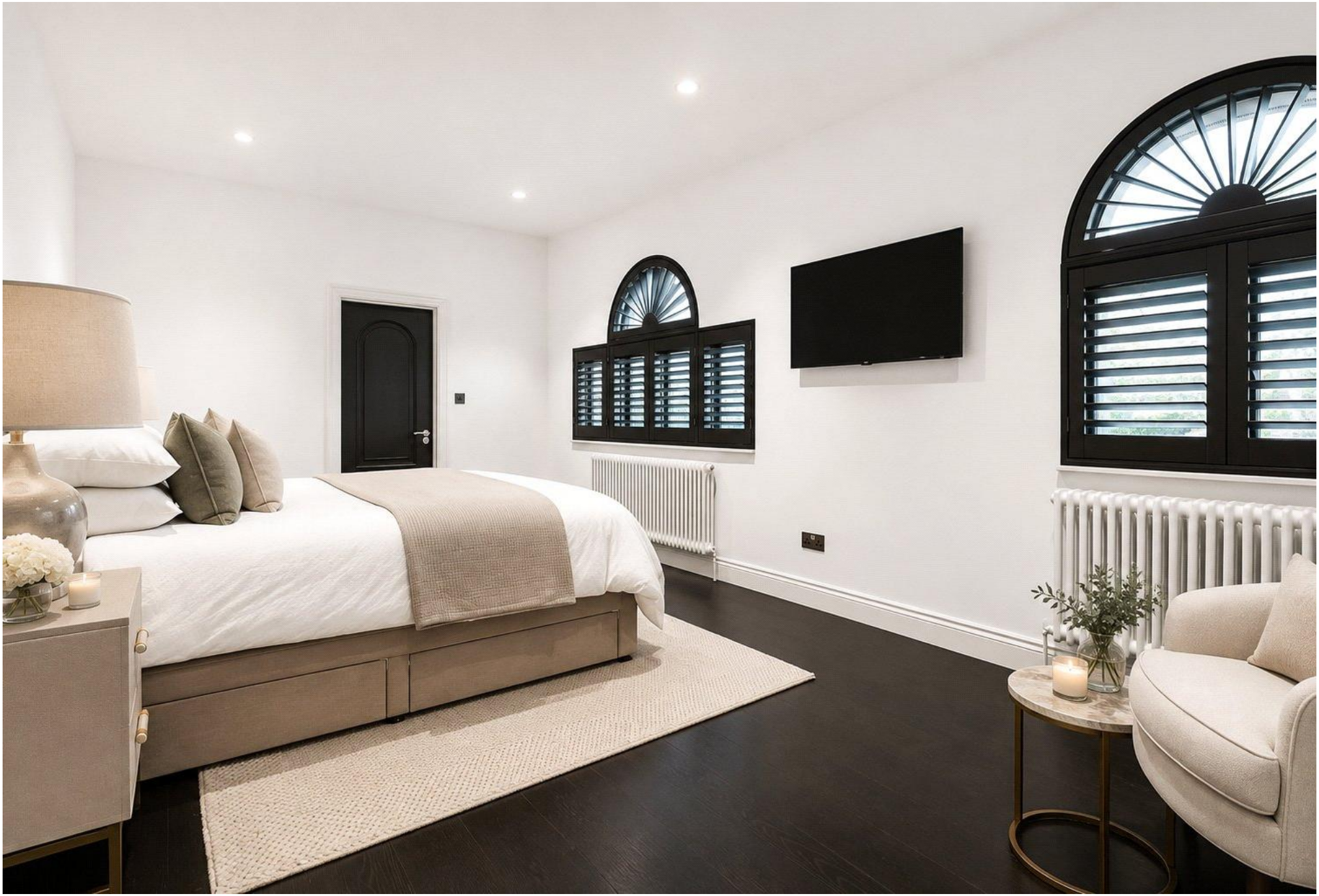


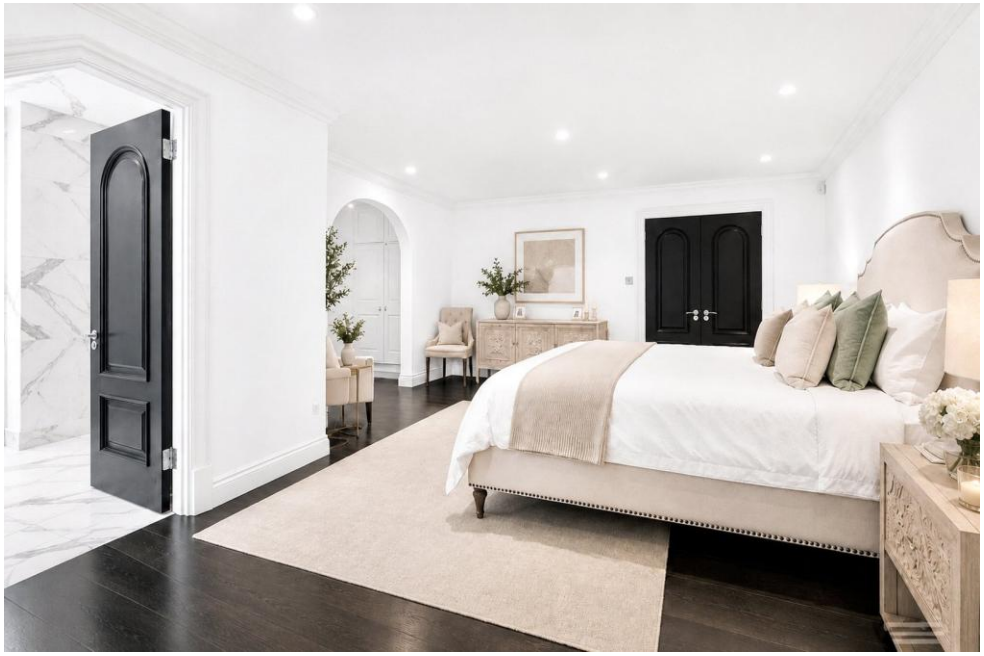

STATONS






STATONS






STATONS




STATONS




STATONS

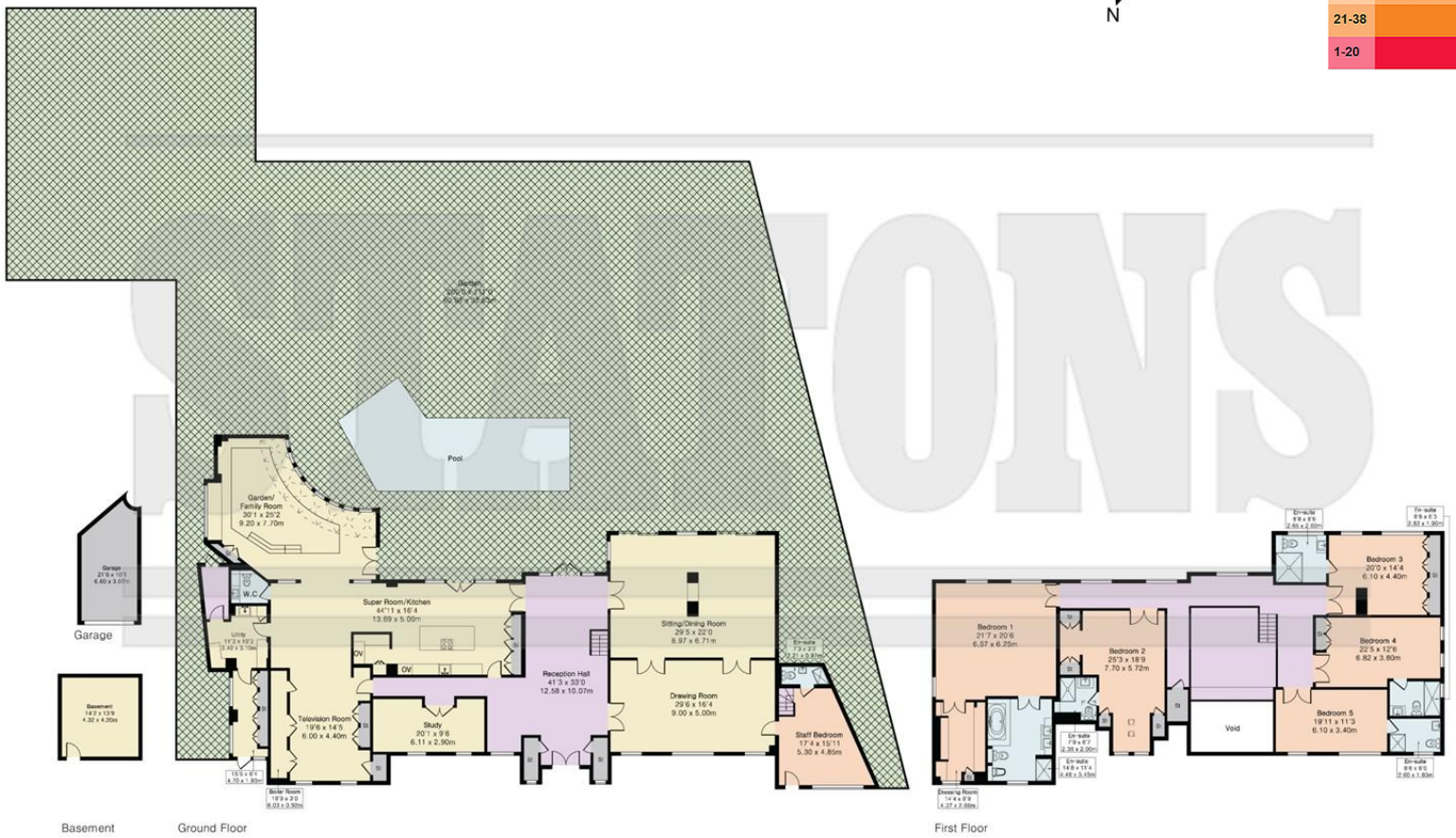

STATONS


STATONS
Dola Al

Council Tax: H
Local Authority: Barnet
Tenure: Freehold

Approximate Gross Internal Area 7375 sq ft - 685 sq m
(Excluding Garage)
Basement Area 195 sq ft – 18 sq m
Ground Floor Area 4304 sq ft – 400 sq m
First Floor Area 2876 sq ft – 267 sq m
Garage Area 190 sq ft – 18 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.

The land parcels below are also included in the sale





STATONS PRIME | 10 Crescent West, Hadley Wood, Herts, EN4 0EJ | Tel: 020 8016 4300 | Email: paul@statons.com carolyn@statons.com

STATONS
www.statons.com