



Established 1981

Estate Agents • Residential Sales
Investments • Lettings

Totteridge Office:

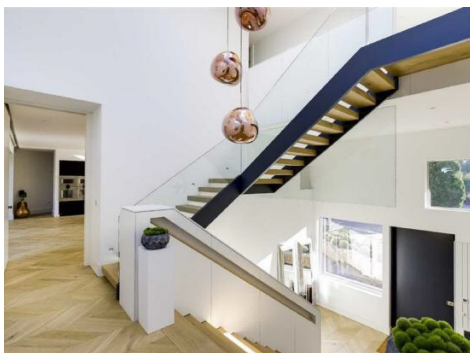
74 Totteridge Lane
Totteridge
London N20 8QG

Telephone: 020 8445 3132

Fax: 020 8445 4492

Email: totteridge@realestates-wsp.co.uk

www.realestates-wsp.co.uk



The Pastures
Totteridge N20 8AN
Asking price £3,950,000 Freehold

Woodside Park Office:

14/14A Sussex Ring, Woodside Park, London N12 7HX **Tel: 020 8445 6387 Fax: 020 8445 4492** Email: info@realestates-wsp.co.uk

Real Estates on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars or any part of these particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of Real Estates or the Vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) Real Estates or any person in their employment has no authority to make or give any warranty or representation whatever in relation to these properties.

The Pastures , Totteridge

Located in a sought after cul de sac location is this state of the art, award winning contemporary new build home extending to approx 7,300 sq ft.

The accommodation is arranged over three floors with the additional benefit of a double garage and off street parking. The double height entrance hall immediately creates a wonderful sense of space and the staircase leads to the basement/leisure complex that comprises entertainment room/club with bespoke bar, cinema room with 136" screen and 3D HD projector, gymnasium and treatment room.

The raised ground floor features a spacious kitchen/dining and family room with walk-in pantry, utility room, formal reception room and study. All of the rooms have bi-fold doors and lead to a landscaped rear garden. On the first floor there is the master suite with his & hers dressing rooms and a luxurious en suite bathroom. There are an additional 5 bedrooms and 4 bathrooms (3 en-suite). Externally, there is a secluded landscaped rear garden, with feature fire pit, double width garage, and off street parking for an additional 3/4 cars.

Located just 10 miles from Central London, Totteridge is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis & Cricket Clubs, horse riding and 2 nature reserves.

ENTRANCE HALL

GYM 19'3 x 14'4 (5.87m x 4.37m)

CLUB/GAMES ROOM 32'8 x 20'6 (9.96m x 6.25m)

CHANGING ROOM/WC

TREATMENT ROOM 19'3 x 9'5 (5.87m x 2.87m)

CINEMA ROOM 20'9 x 16'4 (6.32m x 4.98m)

KITCHEN/FAMILY ROOM 36'4 x 27'2 (11.07m x 8.28m)

UTILITY ROOM 15' x 9'8 (4.57m x 2.95m)

PANTRY 11'4 x 6'8 (3.45m x 2.03m)

STORE 13'1 x 6'8 (3.99m x 2.03m)

LIVING ROOM 36' x 20' (10.97m x 6.10m)

STUDY 16'4 x 9'1 (4.98m x 2.77m)

TERRACE 59' x 11'8 (17.98m x 3.56m)

MASTER BEDROOM 18'3 x 14'4 (5.56m x 4.37m)
With En suite Bathroom and His & Hers Dressing Rooms

BEDROOM TWO 10'4 x 9'8 (3.15m x 2.95m)

Inserted room

BEDROOM THREE 13'1 x 11'8 (3.99m x 3.56m)

BEDROOM FOUR 13'1 x 12'7 (3.99m x 3.84m)

BEDROOM FIVE 13'4 x 9'5 (4.06m x 2.87m)

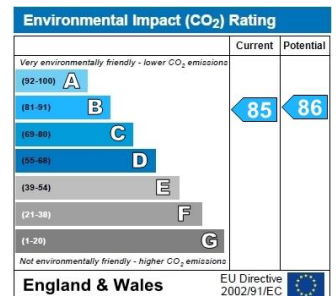
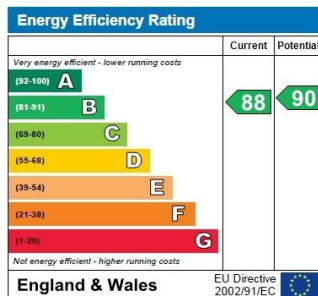
BEDROOM SIX 13'4 x 9'5 (4.06m x 2.87m)

DOUBLE GARAGE

Viewing:

By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



ROOM TYPE	LENGTH (m)	WIDTH (m)	AREA (sqm)
ENTRANCE HALL	4.3	16.1	69.6
STAIR	3.8	16.1	61.2
TOILET	2.4	7.6	18.2
TOILET	2.8	7.6	21.3
CLUB / GYM ROOM	10.0	12.3	123.0
RESTAURANT ROOM	12.0	12.4	148.8
BAR	6.4	22.8	145.9
ACTIVITY	1.0	17.7	17.7
PLANT ROOM	4.5	14.1	63.5
CARPORT	8.2	15.4	126.3



ROOM TYPE	LENGTH (m)	WIDTH (m)	AREA (sqm)
MASTER BEDROOM	5.0	10.3	51.5
MASTER BATHROOM	5.1	16.7	85.2
HIS DRESSING ROOM	1.5	6.2	9.3
HER DRESSING ROOM	3.0	6.8	20.4
BEDROOM 2	3.2	10.1	32.3
BEDROOM 3	4.0	11.4	45.6
BEDROOM 4	4.0	11.1	44.4
BEDROOM 5	4.1	11.4	46.8
BEDROOM 6	4.1	11.4	46.8



ROOM TYPE	LENGTH (m)	WIDTH (m)	AREA (sqm)
REGULAR GARAGE	11.1	20.4	226.4
UPPER	4.0	12.0	48.0
DOWNER	3.0	11.0	33.0
STORE	4.0	11.1	44.4
LORAN ROOM	11.0	16.0	176.0
STAIR	4.8	14.4	69.1
TERRACE	10.0	12.0	120.0

