



The Pastures, Totteridge, N208AN  
Asking price £3,650,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

Real Estates are delighted to offer for sale a substantial 6 bedroom, 5 bathroom residence built approx 3 years ago to a high specification to provide approx 5600 sq ft.

The property has the benefit of the following features: Neil Lerner kitchen with Miele and Gaggenau appliances, underfloor heating throughout, fully fitted cinema, Sonus surround-sound system, games room and gym, outdoor swimming pool built 1 year ago by renowned builders Morgan Elliott, luxury bathrooms, double garage, housekeepers annexe.

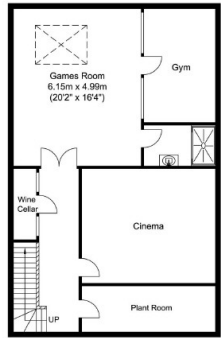
Situated in the heart of Totteridge in a highly sought after residential cul-de-sac, located within easy access to excellent shops, schooling, restaurants, overground and underground rail links.

Early viewing is recommended via Real Estates Totteridge office 020 8445 3132.

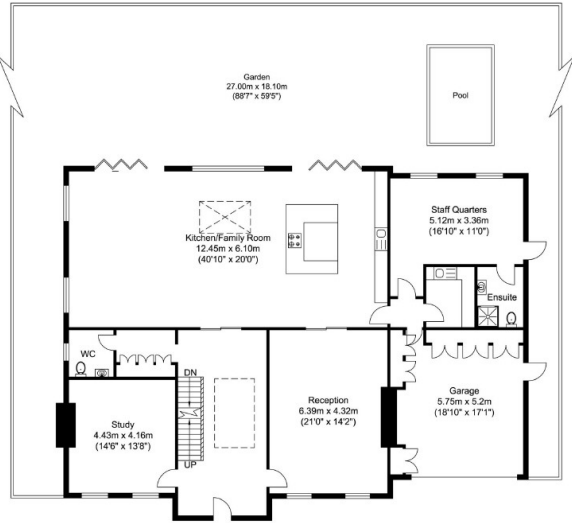




People are with  
determination  
and I Love You



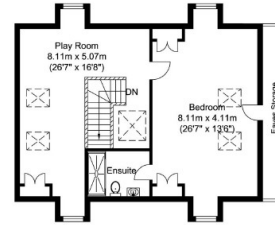
Basement  
Approximate Floor Area  
1072.62 sq. ft.  
(99.65 sq. m)



Ground Floor  
Approximate Floor Area  
2378.50 sq. ft.  
(220.97 sq. m)



First Floor  
Approximate Floor Area  
1310.29 sq. ft.  
(121.73 sq. m)



Second Floor  
Approximate Floor Area  
686.62 sq. ft.  
(63.79 sq. m)

Total Floor Area  
Approximate Floor Area  
5448.04 sq. ft.  
(506.14 sq. m)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Totteridge office: 74 Totteridge Lane, Totteridge, London N20 8QG

e : totteridge@realestates-wsp.co.uk

t : 020 8445 3132

f : 020 8445 4492

w : www.realestates-wsp.co.uk



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings