



Pine Grove, Totteridge, N20 8LB  
POA



REAL ESTATES

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**\*SOLD OFF MARKET\*** A substantial and well presented 6 BEDROOM family home located in one of Totteridge's most desirable roads, close to Totteridge & Whetstone Northern Line tube station and Whetstone High Road's multiple shops and restaurants.

The property boasts a square footage of approx 5500 sq ft comprising fitted kitchen and breakfast room overlooking a large garden, 4 further receptions, gym, study, utility room and indoor heated swimming pool. The large master bedroom suite has a walk in wardrobe and rear aspect balcony and there are 3 further bedrooms and family bathroom to the first floor plus a games room/bedroom and further bedroom and bathroom to the second floor.

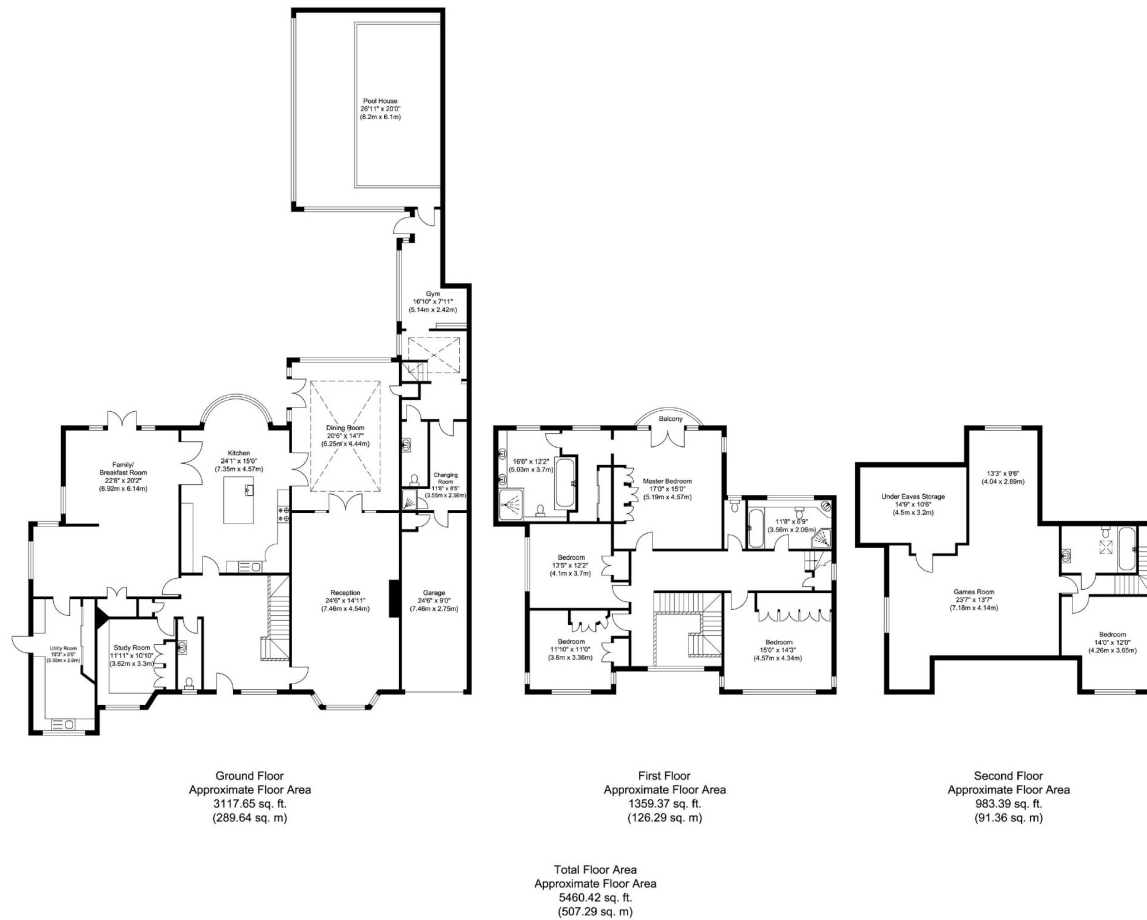
The rear garden extends to approx 120 ft and there is a garage which is approached via carriage driveway providing off street parking for 4/5 cars.











Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
41-48	F			41-48	F		
35-40	G			35-40	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	



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