



Totteridge Village, Totteridge, N20 8JN
£3,100,000



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Situated in the highly sought after Totteridge Village, and approached via a gated entrance leading to an extensive driveway, is this substantial detached family residence of approx 5040 sq ft, offering spacious accommodation arranged over 3 floors.

The ground floor comprises fully integrated kitchen/breakfast room, family room, drawing room, dining room, study and play room (which could be utilised as a bedroom as it has an en suite shower room). To the 1st floor there is a double aspect master bedroom with en suite bathroom, sauna, dressing room and access to a balcony overlooking the rear garden. There are 3 further bedrooms and 2 bathrooms (1 en suite), plus a laundry room. The 5th bedroom is located on the 2nd floor with an en suite bathroom.

The mature garden is mainly laid to lawn and there is a detached garage.

Whetstone High Road's multiple shops and restaurants, together with Brent Cross are just a short drive away. There is easy access to central London and the City from Totteridge & Whetstone Northern Line tube station and Oakleigh Park Mainline station. The M25, M1 and A1(m) provide links to all major motorways and London airports.





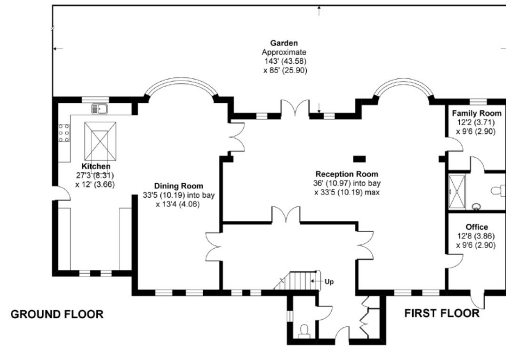
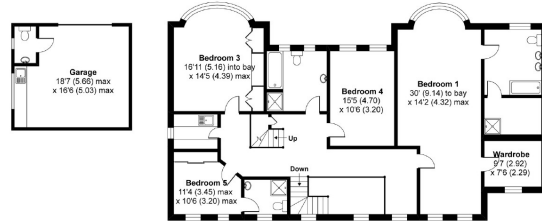
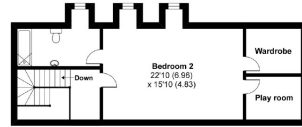
Totteridge Village, Totteridge, London, N20

Approximate Area = 4739 sq ft / 440.3 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 5047 sq ft / 468.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2020. Produced for Real Estates. REF: 102/217

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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	
45-54 E		45-54 E	
35-44 F		35-44 F	
25-34 G		25-34 G	
1-24 G		1-24 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
77	81	70	74
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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