



Totteridge Lane, Totteridge, N20 8DZ  
£2,650,000



REAL ESTATES

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Situated in a prominent position on Totteridge Lane and exuding character throughout, is this 7 bedroom, 4 bathroom (3 en-suite) 'Twin Peak' Edwardian DETACHED property measuring approx 4835 sq ft and built in 1902 by the Haig Whisky owners as their private London residence. South Herts Golf Club is within close proximity.

The accommodation is arranged over 3 floors and features include a cellar, mature south facing rear garden, garage and separate workshop, paved driveway providing off street parking, 3 reception rooms, study and 2 downstairs guest cloakrooms.

Totteridge & Whetstone Northern Line tube station is within walking distance together with Whetstone High Road's amenities which are also all within easy reach.

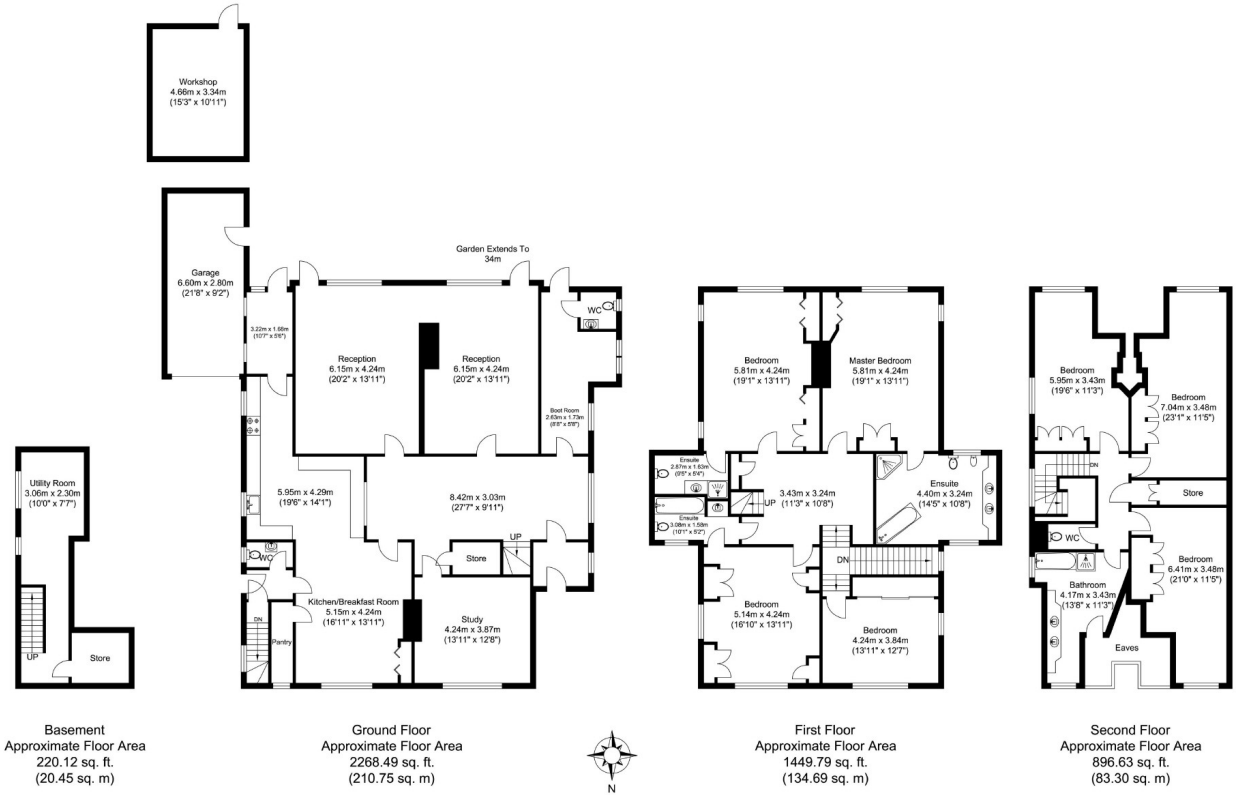








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100	A		192-199	A	
81-91	B		161-181	B	
69-80	C		130-160	C	
55-68	D		100-129	D	
45-54	E		70-99	E	
35-44	F		41-69	F	
2-34	G		1-40	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	



Basement  
Approximate Floor Area  
220.12 sq. ft.  
(20.45 sq. m)

Ground Floor  
Approximate Floor Area  
2268.49 sq. ft.  
(210.75 sq. m)

First Floor  
Approximate Floor Area  
1449.79 sq. ft.  
(134.69 sq. m)

Second Floor  
Approximate Floor Area  
896.63 sq. ft.  
(83.30 sq. m)

Total Floor Area  
Approximate Floor Area  
4835.04 sq. ft.  
(449.19 sq. m)



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