



The Pastures, Totteridge, N20 8AN  
Price Guide £4,000,000 Freehold Council Tax Band H

**REAL ESTATES**  
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Real Estates are delighted to offer for sale a substantial 5 bedroom, 5 bathroom (all en-suite) residence built approx 7 years ago to a high specification to provide approx 5000 sq ft.

Situated in the heart of Totteridge, within easy access to excellent shops, schooling, restaurants, overground and underground rail links, this superb home is tucked away in a sought after cul-de-sac location.

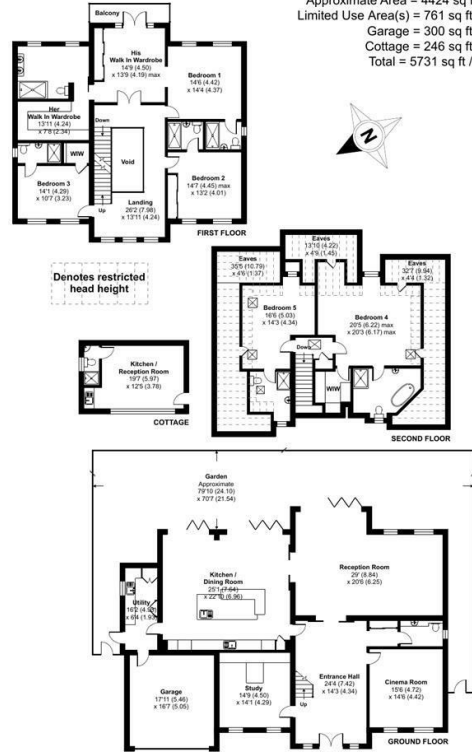
Benefits include a DOUBLE GARAGE AND SELF-CONTAINED annex with kitchenette and shower.





## The Pastures, London, N20

Approximate Area = 4424 sq ft / 411 sq m  
 Limited Use Area(s) = 761 sq ft / 70.7 sq m  
 Garage = 300 sq ft / 27.9 sq m  
 Cottage = 246 sq ft / 22.8 sq m  
 Total = 5731 sq ft / 532.4 sq m



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2022. Produced for Real Estates. REF: 894897

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B	76	79
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive

