



Pine Grove, Totteridge, N20 8LB

£7,500,000 Freehold

Council Tax Band H

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

An opportunity to acquire this spectacular, 6 bedroom, 6 bathroom detached residence situated in one of Totteridge's most desirable locations, close to Whetstone High Road's excellent choice of boutiques, restaurants, coffee shops and multiples including Waitrose and M & S Foodhall.

Backing South Herts Golf Club, this substantial home of approx 8,000 sq ft boasts an indoor leisure complex with swimming pool and gymnasium, as well as a home cinema, sumptuous master suite and beautifully fitted kitchen with Sub Zero and Wolf appliances. Other features include a Control 4 system, under floor heating, underground parking with turning table and landscaped rear garden.

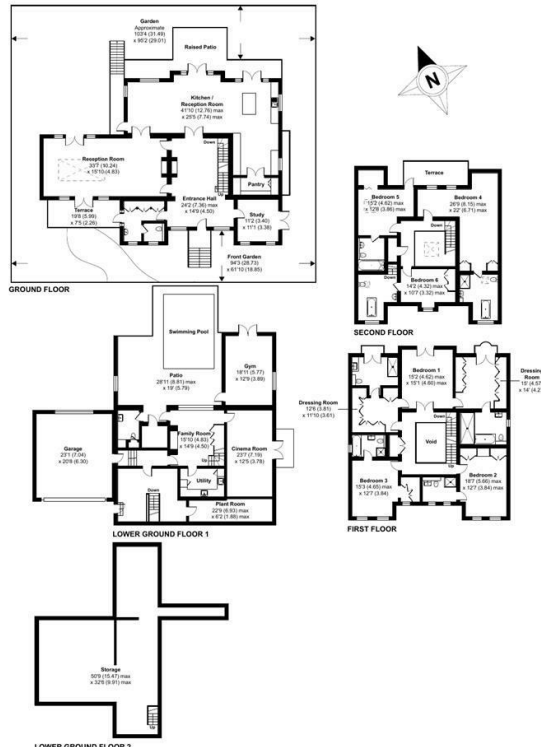
Viewing is highly recommended via the vendor's Sole Agent Real Estates 020 8445 3132.





Totteridge, London, N20

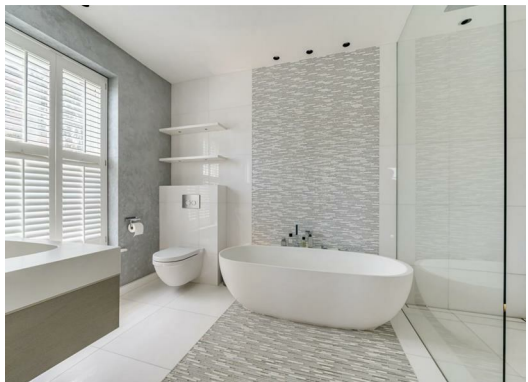
Approximate Area = 8324 sq ft / 773.3 sq m (includes garage)
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates. REF: 878203.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (3.04)	A		
97 (2.91)	B		
93 (2.81)	C		
89 (2.69)	D		
85 (2.54)	E		
81 (2.41)	F		
77 (2.28)	G		
Below 75			
Below energy efficient - higher running costs			

EU Directive



Real Estates Totteridge Office:
32 Totteridge Lane
Totteridge N20 9QJ

ll : 0208 445 3132
e : info@realestates-wsp.co.uk
w : www.realestates-wsp.co.uk