



Priory Close, Totteridge, N20 8BB  
Price Guide £1,895,000 Freehold Council Tax Band G

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AN OPPORTUNITY TO ACQUIRE THIS 4 BEDROOM DETACHED HOME situated in a desirable CUL-DE-SAC in the heart of Totteridge.

The property measures approx 2500 sq ft with further potential to extend further (stpp). Benefits also include a secluded garden, driveway, garage and SEPARATE HOME OFFICE which can be accessed via access at the side if required.

Priory Close is situated within the Totteridge Conservation Area, close to open Greenbelt countryside, as well as being within easy reach of Totteridge & Whetstone Northern Line tube station, The Orange Tree public house and Whetstone high street, offering M&S Foodhall, Waitrose, Boots and many popular restaurants, cafes and boutiques.

Viewing recommended via sellers sole agent.



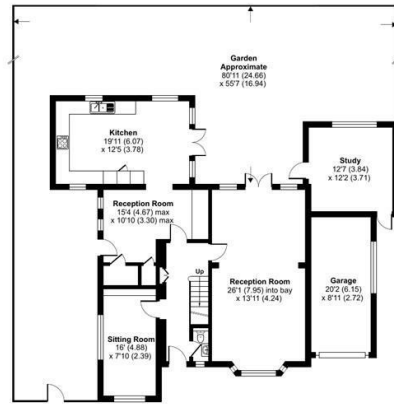






# Priory Close, London, N20

Approximate Area = 2366 sq ft / 220 sq m (includes garage)  
 Outbuilding = 156 sq ft / 14 sq m  
 Total = 2522 sq ft / 234 sq m  
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). © rinchcom 2022. Produced for Real Estates. REF: 9191919

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		80
Energy efficient	B		
Decent	C	63	
Needs improvement	D		
Some energy efficiency improvements needed	E		
Significant energy efficiency improvements needed	F		
Major energy efficiency improvements needed	G		
Least energy efficient - higher running costs			

EU Directive



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