



Priory Close, Totteridge, N20 8BB

£2,500,000 Freehold

Council Tax Band G

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Real Estates are delighted to offer for sale this beautifully presented 5 bedroom detached family home, located in a sought after cul-de-sac in the heart of Totteridge.

The ground floor comprises a spacious, extended layout that combines a generous kitchen, living and dining area, each room with direct access to the private garden. Additionally there is a large study, further living room, guest cloakroom and access to a garage. To the 1st floor there is a large principal bedroom with ensuite bathroom and dressing area, a 2nd bedroom suite, 3 other well proportioned bedrooms and family bathroom.

Externally, the house boasts a mature, secluded garden featuring a patio area and small woodland at the rear. Further benefits include ample storage throughout, a wine cellar and off-street parking for several cars.

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 Food hall, Waitrose, Boots and many popular restaurants, cafes and boutiques. The area is well served by excellent state and private schools.

Please contact our Totteridge office for further information or to arrange a viewing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	62	68
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive

Approximate Gross Internal Area 3062 sq ft – 285 sq m
 Ground Floor Area 1677 sq ft – 156 sq m
 First Floor Area 1385 sq ft – 129 sq m

