



Grange Avenue, Totteridge, N20 8AA  
Asking Price £4,350,000 Freehold

Council Tax Band H

**REAL ESTATES**  
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Real Estates are delighted to offer for sale this fine example of an attractive and beautifully presented 5/6 BEDROOM DETACHED FAMILY RESIDENCE, situated in one of Totteridge's most sought after locations off Totteridge Lane.

Backing on to private fields and boasting approx 130 ft magnificent garden, designed by a renowned Chelsea Flower Show landscaper, to include a wonderful tree-house which has been featured in Tatler and Vogue magazines, this exceptional home must be viewed to be truly appreciated.

The bright and spacious, well planned accommodation, featuring stunning arched windows and doors, is arranged over 3 floors, comprising a welcoming entrance hall, Poggenpohl fitted kitchen/breakfast room, drawing room, dining room, study, sitting room (currently used as a gym), utility room and guest cloakroom to the ground floor. The 1st floor offers 4 good sized bedrooms (2 en suite) and a family bathroom. The 2nd floor is currently laid out as a games/tv room and 1 further bedroom with separate bathroom. To the front of the property, a gated carriage driveway and garage provide off street parking for several cars, plus the added bonus of a Tesla electric car charger if required.

Located just 9 miles from Central London, Totteridge is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding. Totteridge Green is home to the renowned Orange Tree public house which dates back to 1665. Totteridge underground station (Northern Line) is easily accessible as is the multiple shopping centre at Whetstone which includes Marks & Spencer, Boots, Waitrose and a number of high class boutiques and restaurants. Junction 23 of the M25, A1M and M1, which provide fast routes to all major airports are also within easy distance, as is Brent Cross shopping centre. Sole Agent Real Estates





# Grange Avenue, London, N20

Approximate Area = 4228 sq ft / 392.7 sq m  
 Limited Use Area(s) = 611 sq ft / 56.7 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 5005 sq ft / 464.8 sq m

For identification only - Not to scale



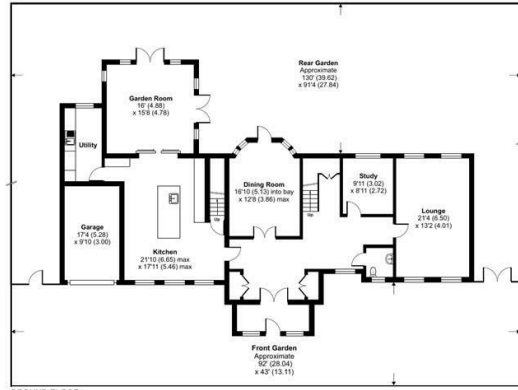
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2024.  
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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		
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		68	74

EU Directive



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