



Grange Avenue, Totteridge, N20 8AA  
£2,500,000 Freehold Council Tax Band H

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Real Estates are delighted to offer for sale this 5/6 bedroom detached home situated in one of Totteridge's premier roads. Backing onto greenbelt both to the rear and side, the property offers further scope to extend (STPP).

The property currently comprises of 3 reception rooms, kitchen/breakfast room, utility room, guest cloakroom and integral garage for 2 cars. To the 1st floor there are 5 bedrooms, 3 bathrooms (2 ensuite) and a 6th bedroom which is currently used as a study.

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.

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





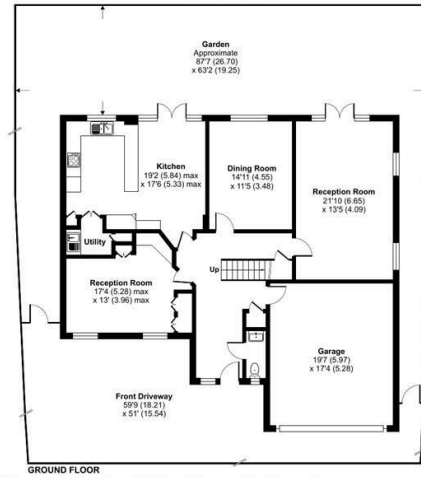
# Grange Avenue, London, N20

Approximate Area = 2439 sq ft / 226.5 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 2772 sq ft / 257.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2023. Produced for Real Estates. REF: 1033927

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 (A)	A	69	77
81-91 (B)	B		
69-80 (C)	C		
55-68 (D)	D		
45-54 (E)	E		
35-44 (F)	F		
2-34 (G)	G	After energy efficient - higher running costs	
EU Directive			

