



Totteridge Common, Totteridge, N20 8NH  
£6,500 Per Calendar Month      Council Tax Band H

**REAL ESTATES**  
Est. 1981

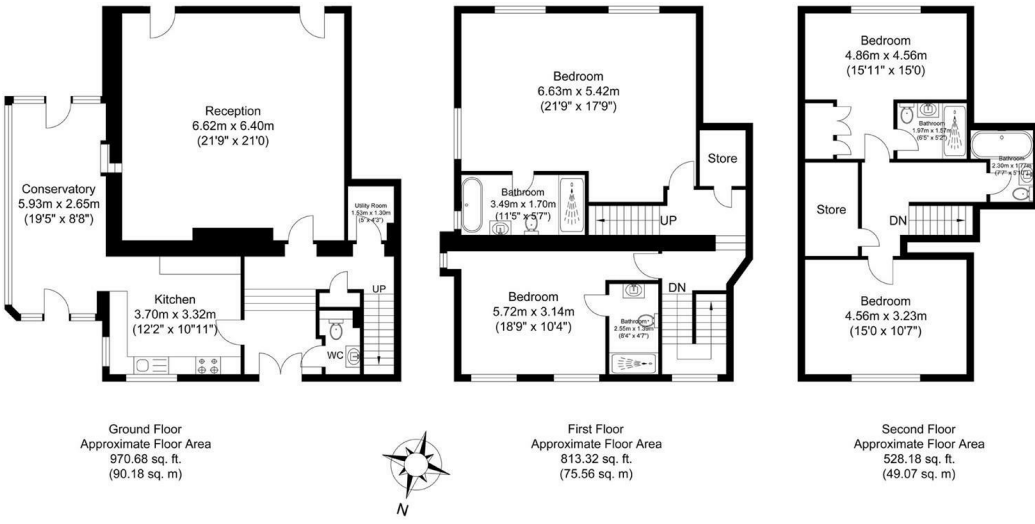
Estate Agents · Residential Sales · Investments · Lettings

**\*\*AVAILABLE NOW\*\*** Viewing highly recommended of this unique 4 bedroom, 4 bathroom Grade II listed townhouse, offering immense charm and character, set in a gated courtyard in the heart of Totteridge. Forming part of the original Totteridge Park mansion house which dates back to the 17th century, this stunning home was beautifully restored in 2016 and is set in 5.5 acres of landscaped communal grounds.

The property is approached via a long private driveway and is accessed through secure electric gates. Further benefits include its own private garden as well as 2 designated secure parking spaces plus additional visitor parking.

Totteridge Park is located in the heart of Totteridge Common just 10 miles from central London. and is surrounded by open greenbelt countryside. Sporting facilities include South Herts Golf Club, Totteridge Tennis Club and Totteridge Cricket Club on Totteridge Green, home to the renowned Orange Tree Public House which dates back to 1665.

About Totteridge Park- Consent was granted in 2016 to convert the main building into a single house and 7 individual apartments. The two cottages were built around the courtyard to replace a wing of the house that had burnt down. A meticulous conversion presents the building as it is today, still maintaining its period charm yet equipped to the highest of modern standards.



Ground Floor  
Approximate Floor Area  
970.68 sq. ft.  
(90.18 sq. m)

First Floor  
Approximate Floor Area  
813.32 sq. ft.  
(75.56 sq. m)

Second Floor  
Approximate Floor Area  
528.18 sq. ft.  
(49.07 sq. m)



**Gable House**  
Total Floor Area  
Approximate Floor Area  
2312.19 sq. ft.  
(214.81 sq. m)

