



Totteridge Green, Totteridge, N20 8PG

Price Guide £1,000,000 Freehold

Council Tax Band F

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Real Estates are delighted to offer for sale this rarely available 2/3 bedroom Grade II listed semi-detached cottage, situated in the heart of Totteridge Green within a moment's walk of Totteridge Valley and nature reserve, in a peaceful and tranquil setting whilst offering convenient access to local amenities.

This charming home boasts a large secluded SOUTH-FACING garden extending to approx. 130 ft.

Totteridge is just 10 miles from central London yet surrounded by green belt and offers a wealth of first-class sporting facilities including Totteridge Cricket Club and South Herts Golf Club. Totteridge has an excellent choice of both public and independent schooling with coaches providing collection from the Orange Tree in Totteridge Village. Nearby Whetstone offers a wide selection of shops and restaurants. Transport links are provided by Totteridge & Whetstone Underground Station (Northern Line), Woodside Park (Northern Line), and Oakleigh Park Station (Mainline) as well as bus routes. Good road links, with the M25, A1(M) and M1 all close by, give fast routes to major airports and central London.

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









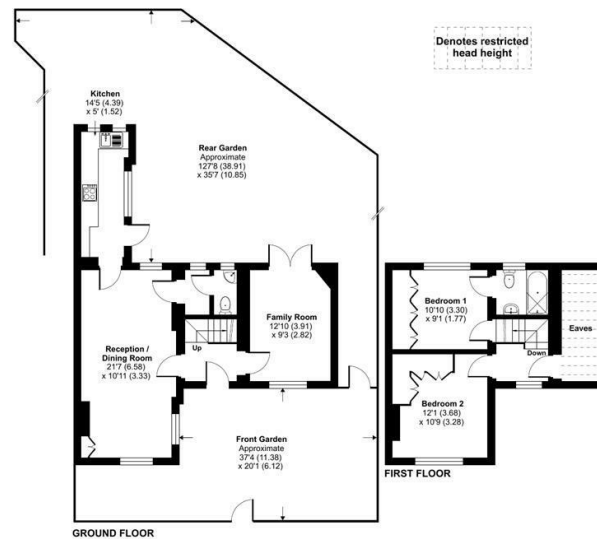
## Strathearn Cottages, Totteridge Green, London, N20

Approximate Area = 873 sq ft / 81.1 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2024. Produced for Real Estates. REF: 1140720

| Energy Efficiency Rating                    |    | Current | Potential |
|---------------------------------------------|----|---------|-----------|
| Very energy efficient - lower running costs |    |         |           |
| A                                           | 76 |         |           |
| B                                           |    |         |           |
| C                                           |    |         |           |
| D                                           |    |         |           |
| E                                           |    |         |           |
| F                                           |    |         |           |
| G                                           |    |         |           |
| Not energy efficient - higher running costs |    |         |           |
| EU Directive                                |    |         |           |



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