



Hill Crescent, Totteridge, N20 8HD  
£1,550,000 Freehold Council Tax Band G

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Real Estates are delighted to offer for sale this rarely available three-bedroom detached family home, ideally positioned in this highly sought-after location within easy reach of Totteridge & Whetstone (Northern Line) Underground station and the amenities of Whetstone High Road.

The property, which is in need of modernisation, presents an excellent opportunity to create a superb family home, with significant potential to extend and remodel, subject to the usual planning consents. Arranged over two floors, the accommodation currently comprises a welcoming reception hall, two well-proportioned reception rooms, a kitchen/diner, cloakroom and separate utility room on the ground floor. The first floor offers three bedrooms and a family bathroom, while there is also an extensive loft area providing further scope for development.

Externally, the property boasts a larger-than-average south-facing rear garden measuring in excess of 130 ft. Additional benefits include a garage and off-street parking to the front.

Hill Crescent is a highly desirable residential road, with Totteridge & Whetstone Underground station reachable in under ten minutes on foot. Whetstone High Street is just a short walk further, offering a wide selection of cafés, restaurants and shops, including Marks & Spencer and Waitrose. For outdoor and sporting enthusiasts, Totteridge Tennis Club, South Herts Golf Club and Totteridge Millhillians Cricket Club are all within walking distance, along with miles of scenic countryside walks. Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.







## Hill Crescent, London, N20

Approximate Area = 1326 sq ft / 123.1 sq m

Garage = 166 sq ft / 15.4 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 1529 sq ft / 141.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Real Estates - REF: 1307676

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		76	38
		EU Directive	



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