



Totteridge Common, Totteridge, N20 8ND
Price £2,100,000 Freehold Council Tax Band H

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Real Estates are delighted to offer for sale this charming detached home in the Heart of Totteridge Common. Originally a coach house dating back to the late 1800s, this beautifully presented and characterful home is nestled in a prime position within the heart of Totteridge Common. Set behind electronically operated gates and approached via a sweeping driveway, the property also benefits from a detached garage and a generous 1/3 acre plot.

The bright and spacious accommodation offers excellent versatility and further potential for extension (STPP). The ground floor features a triple-aspect lounge, a double-aspect dining room, a further double-aspect TV room/study, and a stylish fitted kitchen/breakfast room. A glass-roofed sitting area opens out to the well-maintained rear garden, perfect for year-round enjoyment.

Upstairs, the first floor comprises a spacious master bedroom with en suite bathroom and dressing room (originally bedroom three), two further bedrooms, and a family bathroom.

Ideally located for Totteridge & Whetstone Northern Line underground station and Mill Hill Broadway overground station, the property also enjoys close proximity to Whetstone High Road, offering a wide range of shops, boutiques, and restaurants. Excellent local schooling and superb transport links, including the M1, A1(M), and M25, make this a highly desirable family home.

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





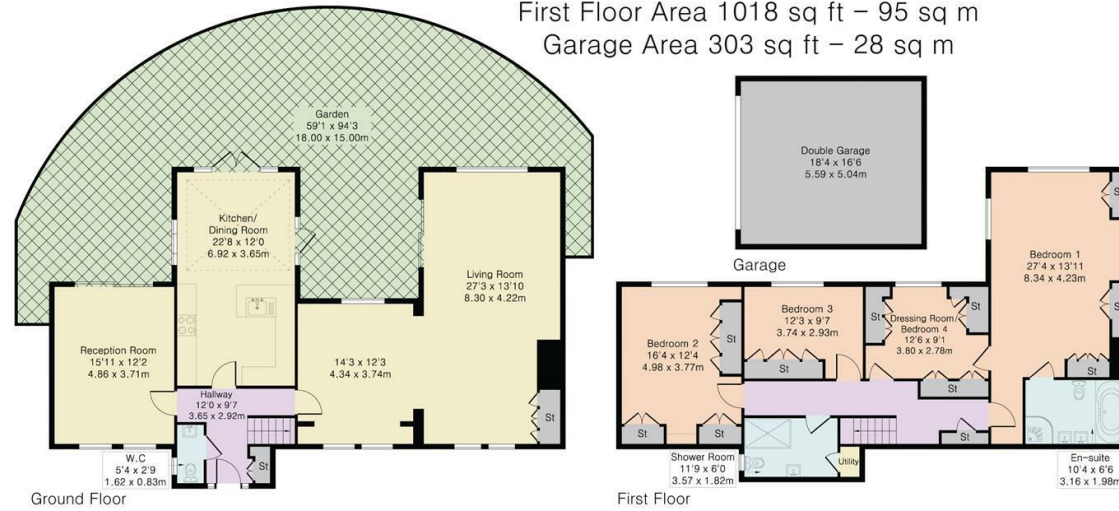
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		81
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		

Approximate Gross Internal Area 2455 sq ft - 228 sq m

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 1018 sq ft – 95 sq m

Garage Area 303 sq ft – 28 sq m



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