



Totteridge Common, Totteridge, N20 8NH  
£1,250,000 Leasehold Council Tax Band G

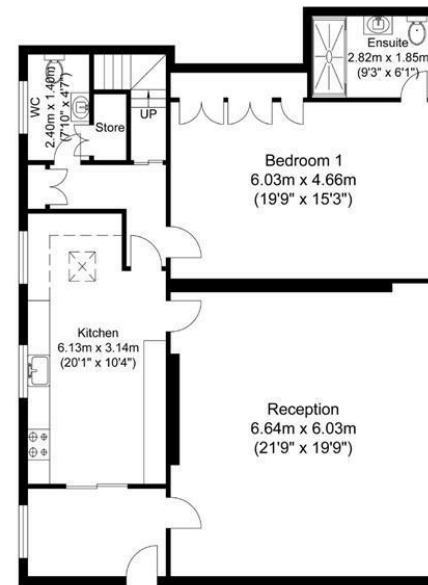
**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

An exclusive development of 10 luxury homes in this beautifully restored historic building, set in 5 acres of landscaped gardens and protected by electric gated entrance.

This duplex (1st and 2nd floor) apartment comprises guest cloakroom, 2 double bedrooms both en suite, kitchen/breakfast room, spacious reception room, summerhouse and 2 allocated parking spaces.

Set in landscaped grounds of 5 acres and protected by electric gated entrance.



First Floor  
Approximate Floor Area  
1191.13 sq. ft.  
(110.66 sq. m)



Second Floor  
Approximate Floor Area  
497.40 sq. ft.  
(46.21 sq. m)

### Apartment 3, Totteridge Park

Total Floor Area  
Approximate Floor Area  
1688.53 sq. ft.  
(156.87 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	