



Grange Avenue, Totteridge, N20 8AA

Offers In The Region Of £3,500,000 Freehold Council Tax Band H

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Real Estates are delighted to present this exceptional eight-bedroom detached residence, ideally situated in the highly sought-after heart of Totteridge. Extending to over 6,200 sq ft and arranged across three beautifully appointed floors, this impressive family home offers generous living space, elegant interiors, and a stunning rear garden.

Upon entering, you are welcomed by a bright and spacious entrance hall featuring marble flooring, setting the tone for the quality throughout. The ground floor offers five well-proportioned reception rooms, including a large formal living room, family room, dining room, and two additional versatile reception spaces. The fully integrated kitchen/breakfast room is generously sized and features double doors opening directly onto the rear garden. The kitchen also provides access to a separate utility room and staff quarters.

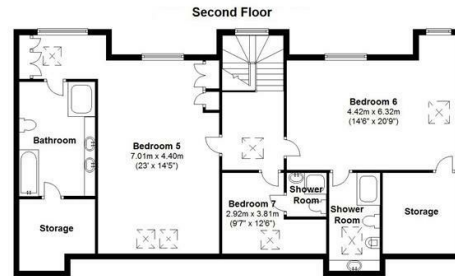
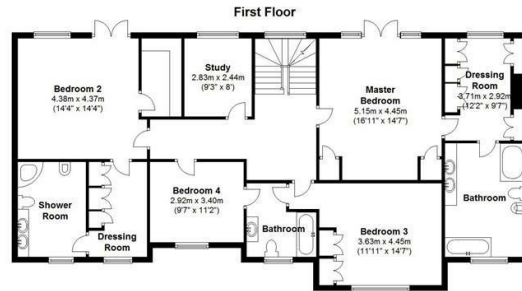
The first floor hosts two substantial principal bedroom suites, each complete with its own dressing room and en-suite bathroom. There are two further double bedrooms connected by a Jack and Jill bathroom, as well as a separate study. The second floor comprises three additional rooms, currently arranged as two exceptionally large en-suite bedrooms and a further guest bedroom with its own en-suite shower room.

Externally, the property boasts a stunning and secluded rear garden extending approximately 110 feet, backing onto greenbelt fields and offering a wonderful sense of privacy. To the front, a large carriage driveway provides off-street parking for multiple vehicles.

This outstanding home combines space, privacy, and a prime location, making it ideal for family living and entertaining alike.







Total area: approx. 611.0 sq. metres (6577.0 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	68	70
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive

