



Grace Court, Totteridge Green, N20 8PY

Asking Price £1,400,000 Share of Freehold Council Tax Band H

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Real Estates are delighted to offer for sale this superb 2/3 bedroom split level apartment of approx 1900 sq ft with an outdoor terrace, refurbished to a high specification to provide spacious and luxurious living in one of Totteridge's prime locations.

The well planned accommodation includes a spacious drawing room boasting views over the beautiful grounds and Green Belt, as well as giving access to the terrace and separate dining room. The contemporary fitted kitchen/breakfast room is equipped with integrated appliances. There is also a master bedroom with en suite bathroom, separate wc and dressing room, as well as a guest cloakroom, to this floor. The 1st floor provides a tv room/study which leads into a further large double bedroom with en suite shower room.

The property has been sound-proofed and has had a Crestron entertainment system installed. Another benefit is the double garage.

Grace Court is a Grade II listed building that was designed by the well renowned architect T E Collcutt.

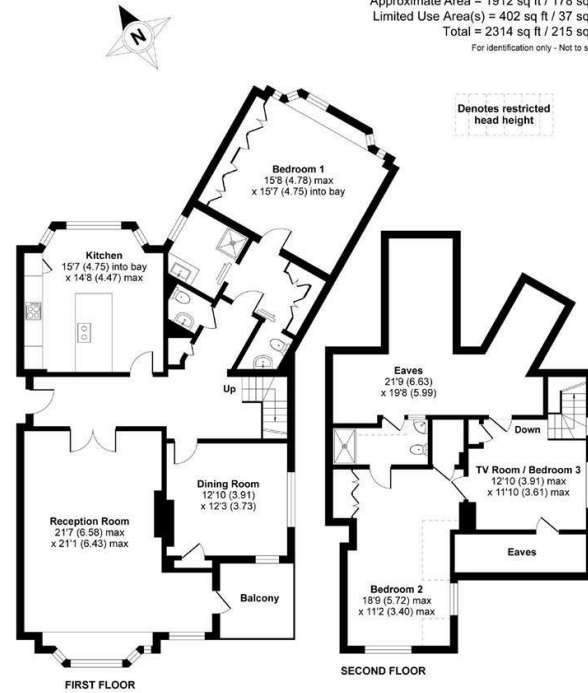
Viewing highly recommended.





Totteridge Green, London, N20

Approximate Area = 1912 sq ft / 178 sq m
 Limited Use Area(s) = 402 sq ft / 37 sq m
 Total = 2314 sq ft / 215 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021. Produced for Real Estates. REF: 798002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-81) C			80
(55-68) D		67	
(39-54) E			
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
		EU Directive	



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