



Barnet Lane, Totteridge, N20 8AL
£2,695,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

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Real Estates have great pleasure in bringing to the market this rarely available, substantial family residence set on a good size plot and comprising approx 4000 sq ft in the heart of Totteridge.

Approached by a sweeping gravel driveway, this imposing character home comprises 5/6 bedrooms, 4 bathrooms as well as HOME OFFICE/ bedroom 6 with bathroom which can be accessed by separate entrance via the utility room. Benefits also include double garage and further potential to extend (STTP)

The property is situated on Barnet Lane, moments away from Darlands Nature Reserve, the Orange Tree Pub. Surrounded by fabulous green belt countryside with numerous rural walks, whilst being in the heart of Totteridge Village within the protected conservation area. Approximately 1 mile from Whetstone's multiple shopping centre and Totteridge and Whetstone Northern Line tube station. South Herts golf course, riding stables and tennis and cricket clubs are all in the immediate vicinity. Central London is 10 miles to the south.

Early viewing highly recommended via Sole Agent REAL ESTATES.





Barnet Lane, London, N20

Approximate Area = 3911 sq ft / 363.3 sq m (includes garage & excludes voids)

Limited Use Area(s) = 117 sq ft / 10.8 sq m

Outbuildings = 100 sq ft / 9.2 sq m

Total = 4128 sq ft / 383.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Real Estates - REF: 656362.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		76
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Air energy efficient - higher rating costs		
EU Directive		



Real EstatesTottenham Office:
32 Tottenham Lane
Tottenham N20 9QJ

II : 0208 445 3132
e : info@realestates-wsp.co.uk
w : www.realestates-wsp.co.uk