



FOR SALE
020 8445 6367
REAL ESTATES

Lynton Mead, Totteridge, N20 8DJ
Guide Price £975,000 Freehold

Council Tax Band F

REAL ESTATES
Est. 1981

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* CHAIN FREE * PROBATE GRANTED * SOLE AGENT *

Real Estates are pleased to bring to the market this extended THREE BEDROOM SEMI-DETACHED family home set on a desirable residential street in Totteridge.

Benefitting from a GARAGE OWN DRIVE plot, this house comprises three reception areas on the ground floor, one currently used as a dining room, plus a kitchen and guest WC. The first floor provides two double bedrooms, a single bedroom and the bathroom with separate WC. There is potential for a loft conversion and a side extension (STPP).

Externally, there is an over 80 foot WEST FACING rear garden, featuring a store and utility space, as well as the garage and driveway for at least two cars.

Lynton Mead is walking distance to either Totteridge & Whetstone or Woodside Park Stations on the Northern Line, whilst the popular shops, cafes and restaurants on Whetstone High Road are within easy reach. Nearby primary schools include Woodridge and St Andrews. Local parkland includes the Darlands Nature Reserve and the Dollis Valley Greenwalk.

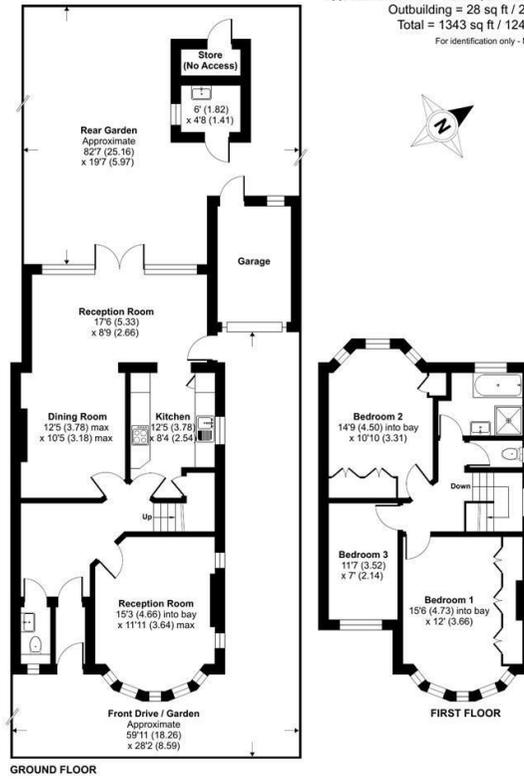




Lynton Mead, London, N20

Approximate Area = 1315 sq ft / 122.1 sq m
 Outbuilding = 28 sq ft / 2.6 sq m
 Total = 1343 sq ft / 124.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2026. Produced for Real Estates. REF: 14191955

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		78
Some energy efficiency - lower running costs	D	65	
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

