



Totteridge Common, Totteridge, N20 8NH

Per Calendar Month £2,750 Per Calendar Month Council Tax Band F

**REAL ESTATES**  
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

**\*AVAILABLE NOW\*UNFURNISHED\*** This charming 2-bedroom, 1-bathroom cottage is available for rent, offering a cozy and comfortable living space spread across two floors. The property features an open-plan reception and kitchen area, with direct access to a private terrace. The two well-proportioned bedrooms provide ample space, and the bathroom includes a WC.

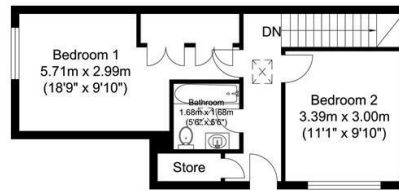
The cottage is set within beautifully landscaped 5-acre grounds, ensuring a peaceful and picturesque environment. For added security and convenience, the property is accessed through an electric gated entrance, and it comes with two allocated parking spaces.



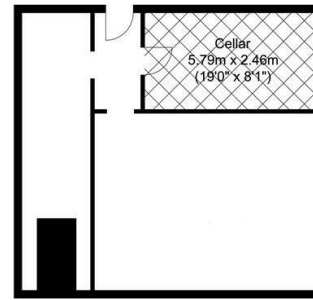




Lower Ground Floor  
Approximate Floor Area  
450.36 sq. ft.  
(41.84 sq. m)



Ground Floor  
Approximate Floor Area  
401.70 sq. ft.  
(37.32 sq. m)



## Garden Cottage

Total Floor Area  
Approximate Floor Area  
1002 sq. ft.  
(93.40 sq. m)

| Energy Efficiency Rating                    |  | Current      | Potential |
|---------------------------------------------|--|--------------|-----------|
| Very energy efficient - lower running costs |  |              |           |
| (92 plus) <b>A</b>                          |  | 92           | 93        |
| (81-91) <b>B</b>                            |  |              |           |
| (69-80) <b>C</b>                            |  |              |           |
| (55-68) <b>D</b>                            |  |              |           |
| (39-54) <b>E</b>                            |  |              |           |
| (26-38) <b>F</b>                            |  |              |           |
| (1-25) <b>G</b>                             |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
|                                             |  | EU Directive |           |

