



The Old House
Totteridge Green | Totteridge | N20 8PA

FINE & COUNTRY

THE OLD HOUSE







We are pleased to present this stunning Grade II Listed family home set within 1.5 acres of landscaped gardens and grounds and in a prominent position on the highly sought after location of Totteridge Green, North London.

This area has proven to be one of the most sought after areas in the whole of the London Borough.

The property consists of parts dating back to the early 1800's offering beautiful, traditional English features on this substantial home. There is a plethora of original features throughout which include feature fireplaces, high ceilings, cornicing, stripped wooden flooring and doors.







There has also been some successful refurbishment through the property which includes a contemporary kitchen/breakfast room with Doca kitchen, integrated Siemens appliances, corner refrigerator and corian worksurfaces. The orangery/family room with bi-fold doors which lead directly onto the gardens, is a recent addition and is accessed via the kitchen/breakfast room.











There is spacious accommodation throughout, ideal for family living and entertaining. There is also a second kitchen and spiral staircase onto the first floor. There is potential to create a separate annex incorporating bedroom 4 and the en suite (STP).













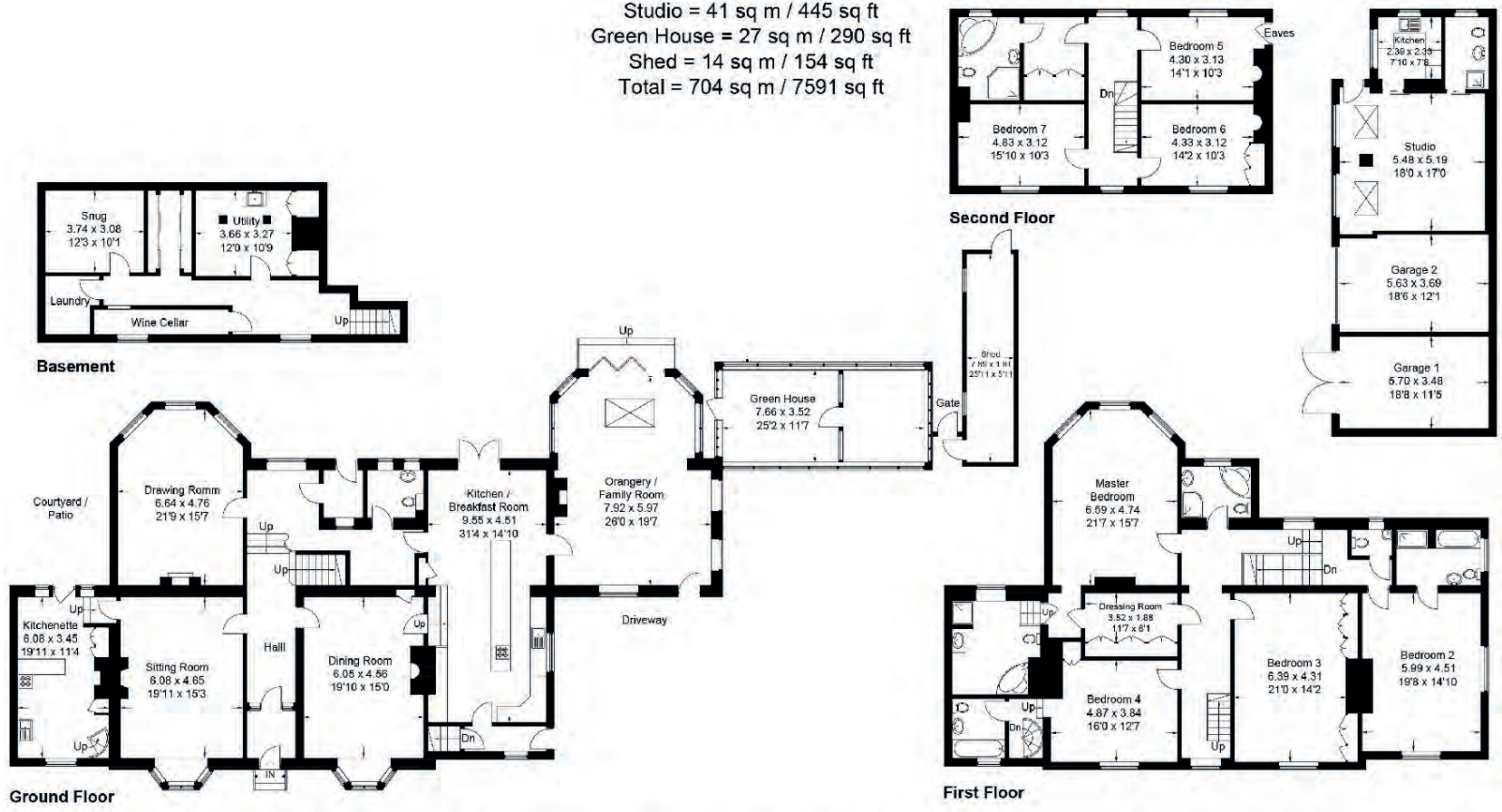
Located just 10 miles from central London, Totteridge local amenities includes: A great choice of both public and independent schooling with coaches providing collection from the nearby Orange Tree in Totteridge Village and a wide choice of shops and restaurants at Whetstone.

Transport links are provided by Totteridge & Whetstone Underground Station (Northern Line) and good road links, with the M25, A1(M) and M1 all close by giving fast routes to major airports, central London and beyond.



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Approximate Gross Internal Area
 Basement = 59.7 sq m / 643 sq ft
 Ground Floor = 257.6 sq m / 2773 sq ft
 First Floor = 188.6 sq m / 2041 sq ft
 Second Floor = 74.1 sq m / 798 sq ft
 Garages = 42 sq m / 447 sq ft
 Studio = 41 sq m / 445 sq ft
 Green House = 27 sq m / 290 sq ft
 Shed = 14 sq m / 154 sq ft
 Total = 704 sq m / 7591 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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