



**22C Totteridge Common, N20 8NH**

**£825,000**

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james**  
ESTATE AGENTS

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## Property Description

A stunning chain free Two double Bedroom cottage, offering immense charm and character, set in a gated courtyard in the heart of Totteridge. Forming part of the original Totteridge Park mansion house which dates back to the 17th century, this stunning home was beautifully restored in 2016 and is set in 5.5 acres of landscaped communal grounds.

The property is approached via a long private driveway and is accessed through secure electric gates. Further benefits include its own private courtyard garden, as well as two allocated parking spaces (one behind electric gates) plus ample additional visitor parking.

Totteridge Park is located in the heart of Totteridge Common just 10 miles from central London. and is surrounded by open greenbelt countryside. Sporting facilities include South Herts Golf Club, Totteridge Tennis Club and Totteridge Cricket Club on Totteridge Green, home to the renowned Orange Tree Public House which dates back to 1665.

Council tax band F

Sole Agent

## Key Features

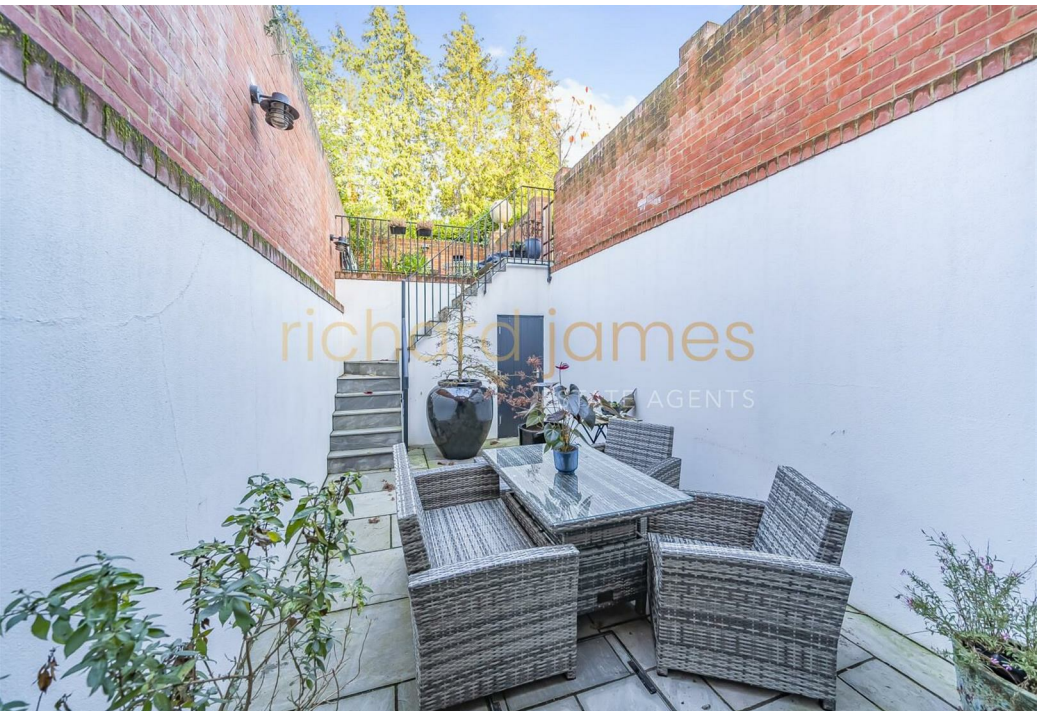
- STUNNING TWO DOUBLE BEDROOM COTTAGE
- LONG LEASE
- PRIVATE COURTYARD GARDEN
- 5.5 ACRES OF LANDSCAPED COMMUNAL GARDENS
- RESTORED IN 2016
- SOUGHT AFTER GATED DEVELOPMENT
- TWO PARKING SPACES (ONE BEHIND ELECTRIC GATES)
- CHAIN FREE
- SOUGHT AFTER LOCATION
- AMPLE VISITORS PARKING

## Important Information

- **Price:** £825,000
- **Tenure:** Leasehold
- **Council Tax Band:** F
- **EPC:** A
- **Locaton:** London

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate Area = 878 sq ft / 81.5 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). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1214031

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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