



Pine Grove, Totteridge, N20 8LB

£7,500,000 Freehold

Council Tax Band H

**REAL ESTATES**  
Est.1981

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An opportunity to acquire this spectacular, 6 bedroom, 6 bathroom detached residence situated in one of Totteridge's most desirable locations, close to Whetstone High Road's excellent choice of boutiques, restaurants, coffee shops and multiples including Waitrose and M & S Foodhall.

Backing South Herts Golf Club, this substantial home of approx 8,000 sq ft boasts an indoor leisure complex with swimming pool and gymnasium, as well as a home cinema, sumptuous master suite and beautifully fitted kitchen with Sub Zero and Wolf appliances. Other features include a Control 4 system, under floor heating, underground parking with turning table and landscaped rear garden.

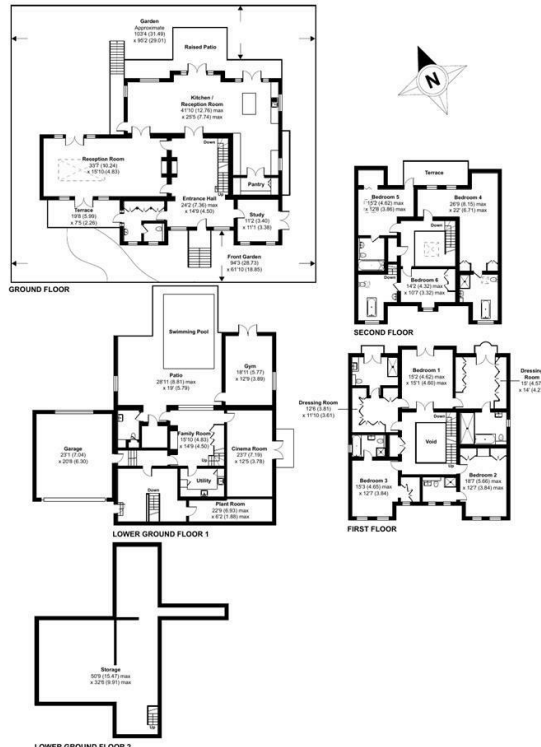
Viewing is highly recommended via the vendor's Sole Agent Real Estates 020 8445 3132.





# Totteridge, London, N20

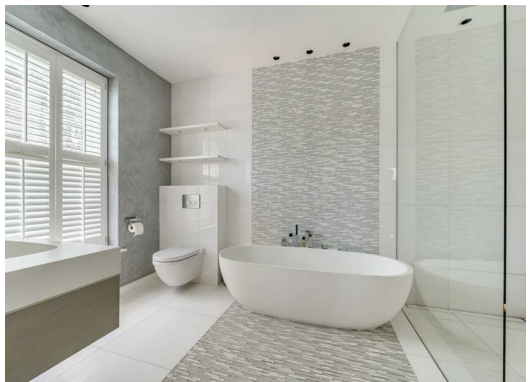
Approximate Area = 8324 sq ft / 773.3 sq m (includes garage)  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates - REF: 878203.

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		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Decent energy efficiency - lower running costs	G		
Not energy efficient - higher running costs			

EU Directive



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