



Totteridge Village, Totteridge, N20 8PT  
£2,195,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

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Real Estates are delighted to offer for a sale this charming Grade II listed home, converted in 1990s from the ballroom of the adjacent Manor House and completely refurbished in 2013 with listed building approval.

Set behind double gates with a shingle carriage driveway and its own landscaped front and rear gardens, plus a double garage, this beautiful home benefits from Lutron lighting in principle rooms, AA1 alarm system, Sonos sound system, extensive tv and Cat 5 wiring, and under floor heating to hallway, kitchen, dining room and bathrooms.

Arranged over 3 floors, the accommodation on the ground floor includes a reception room with bay window to garden and a custom limestone fireplace with special effect gas log fire, study/family room, dining room with double doors leading to raised decking area, English made custom fitted kitchen with AEG/Siemens integrated appliances and under floor heating, and guest cloakroom. The lower ground floor offers a spacious multi-purpose room/bedroom 3/games room, 4th bedroom, bathroom and laundry room. The 1st floor comprises a principle bedroom with en suite dressing room and bathroom and a further bedroom with en suite shower room.

Situated in Totteridge Village which is conveniently located close to the wide choice of amenities at Whetstone High Road, Totteridge underground station and all major road links, as well as a number of first class schools and The Orange Tree public house..

Early viewing recommended via the sellers sole agent.

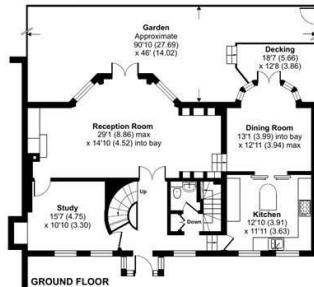
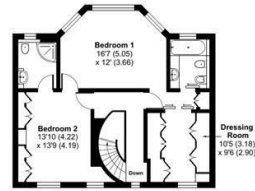




# Totteridge Village, Totteridge, N20

Approximate Area = 2361 sq ft / 219.3 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Total = 2494 sq ft / 231.6 sq m

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). © rinchecom 2023. Produced for Real Estates - REF: 1901369

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		79
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	58	
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



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