



Pine Grove, Totteridge, N20 8LB
Offers In Excess Of £3,950,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this imposing and substantial detached property, measuring in excess of 5200 sq ft, backing directly onto South Herts Golf Club.

The spacious and well planned accommodation comprises 2 reception rooms, morning room, fitted kitchen/breakfast room and guest cloakroom to the ground floor. The 1st floor offers a principal suite incorporating a dressing room and en suite bathroom, 3 further bedrooms and 2 en suite bathrooms. 2 more bedrooms and bathrooms complete the 2nd floor. In addition, the large basement area benefits from a games room, bedroom and en suite shower room, plus a utility room and additional guest cloakroom.

Externally, the beautifully maintained garden is mainly laid to lawn with a large York stone terrace, and there is an integral double garage with access to the basement.

Pine Grove is one of the most prestigious roads in Totteridge, within easy reach of Totteridge & Whetstone Northern Line tube station and amenities at Whetstone High Road.

Please contact our Totteridge office for further information or to arrange a viewing.







Approx. Gross Internal Area 5207 Sq Ft - 483.76 Sq M
(Including Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	77-92	69	77
B	69-77		
C	55-69		
D	39-55		
E	29-39		
F	13-29		
Not energy efficient - higher running costs			
EU Directive			

