



Totteridge Village, Totteridge, N20 8AE  
£1,100,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings



Real Estates are delighted to offer for sale this beautifully presented period cottage, situated in the heart of Totteridge Village. Some parts of the property have retained a wealth of original features dating back to the 19th century, whilst having been refurbished with a contemporary finish.

Downstairs comprises a large open plan kitchen and dining area leading to a TV room, a spacious reception room, separate study and bathroom. Upstairs features a charming principal bedroom, 2 further bedrooms and family bathroom. The 4th bedroom can be found on the top floor, along with a sizable storage cupboard. Benefits also include garage to the rear which can be accessed via Badgers Croft.

Totteridge Village is conveniently located within easy reach of The Orange Tree PH, Totteridge & Whetstone underground station, and the shopping and dining amenities at Whetstone High Road, which includes Waitrose, Boots, Marks & Spencer and choice of individual boutiques and restaurants. The open spaces of Totteridge Common are nearby, as are sporting facilities which include Totteridge Golf Club, Tennis Club and Cricket Club. The area is also well served by many highly sought after private and state schools.

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





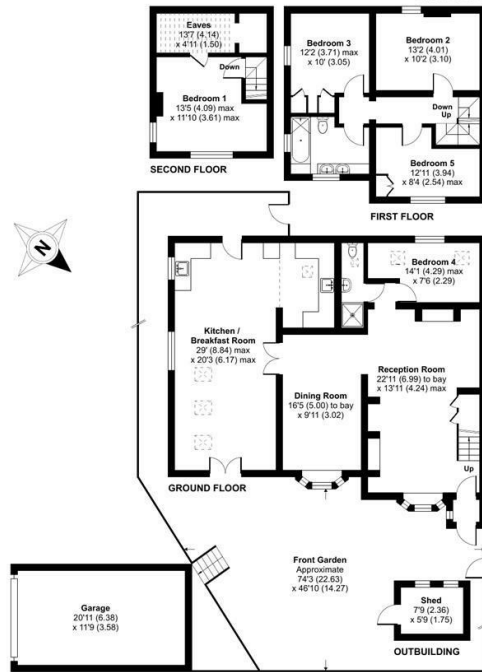


# Totteridge Village, London, N20

Approximate Area = 1831 sq ft / 170.1 sq m  
 Garage = 249 sq ft / 23.1 sq m  
 Limited Use Area(s) = 76 sq ft / 7.1 sq m  
 Outbuilding = 46 sq ft / 4.3 sq m  
 Total = 2202 sq ft / 204.6 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024.  
 Produced for Real Estates, REF: 1140017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-94)	B		75
(85-88)	C	58	
(79-84)	D		
(73-78)	E		
(67-72)	F		
(61-66)	G		
Not energy efficient - higher running costs			

EU Directive



Real Estates Totteridge Office:  
 32 Totteridge Lane  
 Totteridge N20 9QJ

ll : 0208 445 3132  
 e : info@realestates-wsp.co.uk  
 w : www.realestates-wsp.co.uk