



Totteridge Common, Totteridge, N20 8NH
Offers Over £2,000,000 Leasehold Council Tax Band H

REAL ESTATES
Est.1981

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Viewing highly recommended of this unique 4 bedroom, 4 bathroom Grade II listed townhouse, 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 garden as well as 2 designated secure parking spaces plus 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.

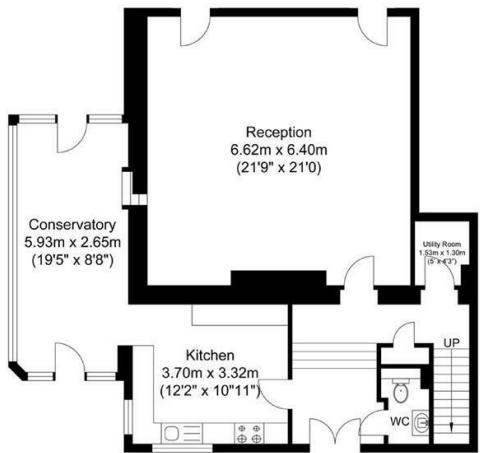
About Totteridge Park- Consent was granted in 2016 to convert the main building into a single house and 7 individual apartments. The two cottages were built around the courtyard to replace a wing of the house that had burnt down. A meticulous conversion presents the building as it is today, still maintaining its period charm yet equipped to the highest of modern standards.

Please contact our Totteridge office on 020 8445 3132 to arrange a viewing.

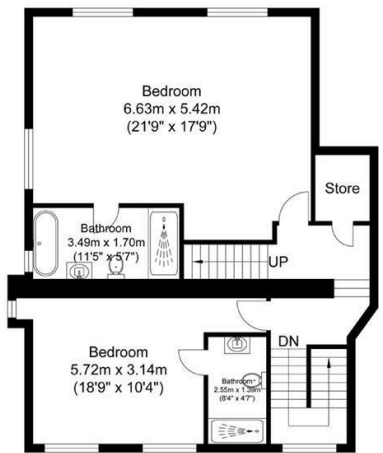




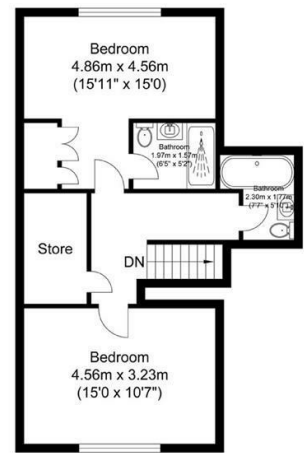
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	85-92 (kWh/m ² /yr)	80	85
B	71-84		
C	55-70		
D	39-54		
E	23-38		
F	7-22		
Not energy efficient - higher running costs			
G	1-6		
EU Directive			



Ground Floor
Approximate Floor Area
970.68 sq. ft.
(90.18 sq. m)



First Floor
Approximate Floor Area
813.32 sq. ft.
(75.56 sq. m)



Second Floor
Approximate Floor Area
528.18 sq. ft.
(49.07 sq. m)



Gable House

Total Floor Area
Approximate Floor Area
2312.19 sq. ft.
(214.81 sq. m)

