



Totteridge Lane, Totteridge, N20 8DX  
£1,800,000 Freehold    Council Tax Band G

**REAL ESTATES**  
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Real Estates are delighted to offer for sale this rarely available 3 bedroom DETACHED BUNGALOW measuring in excess of 2100 sq ft (including double garage) and boasting a 92ft SOUTH FACING garden, double integral garage and large living space accommodation all on one level - perfect for downsizing.

Benefits include well planned separate living and bedroom accommodation including a large principal bedroom with walk-in dressing room and en-suite bathroom. Air-conditioning to some rooms.

Situated in the heart of Totteridge, within easy walking distance to Totteridge & Whetstone Northern Line tube station as well as Whetstone High Road's shops (including M&S Foodhall and Waitrose), boutiques, restaurants and cafes.

The property is set back from Totteridge Lane and is approached by a private driveway which services 3 houses.

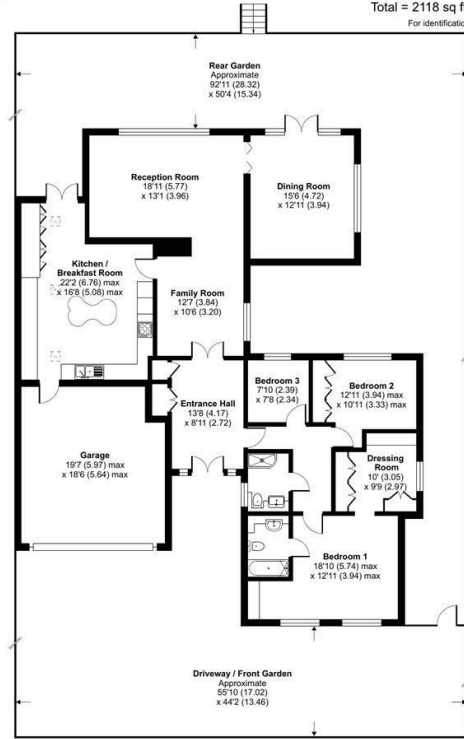
Please contact our Totteridge office for further information or to arrange a viewing. Sole agent.





# Totteridge Lane, London, N20

Approximate Area = 1775 sq ft / 164.9 sq m  
 Garage = 343 sq ft / 31.8 sq m  
 Total = 2118 sq ft / 196.7 sq m  
 For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2024. Produced for Real Estates. REF: 1168805

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	70	79
Some energy efficiency - lower running costs	D		
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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