



The Pastures, Totteridge, N20 8AN  
£2,750,000 Freehold Council Tax Band H

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Real Estates are delighted to offer this very well presented 5/6 bedroom detached home measuring in excess of 4000 sq ft with a double garage situated in the heart of Totteridge, within easy access to excellent shops, schooling, restaurants, overground and underground rail links, this superb home is tucked away in a sought after cul-de-sac location.

Further benefits include high ceilings, two spacious reception rooms, a bar area for entertaining, and a well-equipped utility room. The kitchen opens out to a beautifully maintained garden with a dedicated BBQ area, complete with plumbing and electricity—perfect for outdoor gatherings.

The Pastures is located in the heart of Totteridge and provides convenient access to the boutiques, restaurants and coffee shops of Whetstone High Road, the open spaces of Totteridge Green and Totteridge Common, a choice of first class schooling and places of worship. Totteridge & Whetstone underground station (Northern Line) is nearby and with road links into and out of London also within easy reach.

Please contact our Totteridge office for further information or to arrange a viewing. The property is being offered chain free.









## The Pastures, London, N20

Approximate Area = 4038 sq ft / 375.1 sq m

Garage = 327 sq ft / 30.3 sq m

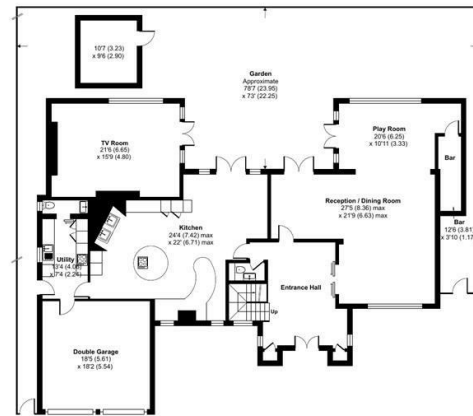
Outbuilding = 100 sq ft / 9.2 sq m

Total = 4465 sq ft / 414.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Real Estates. REF: 1220778

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Air energy efficient - higher rating costs		
EU Directive		



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