



The Pastures, Totteridge, N20 8AN  
£1,750,000 Freehold Council Tax Band H

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Real Estates are delighted to present this rarely available detached residence, located in the heart of Totteridge within the quiet and sought-after cul-de-sac, The Pastures. This substantial property benefits from a double garage accessed via its own driveway and offers over 2,500 sq ft of versatile living space.

The accommodation is well-proportioned and ideal for a variety of buyers, whether you're a family seeking your next long-term home or a downsizer looking for space and comfort without the need for excessive stairs. The home also offers excellent potential for further development or reconfiguration, subject to the usual planning permissions.

The property is superbly positioned just off Totteridge Lane, within easy reach of Whetstone High Road with its boutique shops, cafes, and restaurants. The open green spaces of Totteridge Green and Totteridge Common are close by, along with an excellent choice of first-class schools and places of worship. Totteridge & Whetstone Northern Line underground station is close by and there are convenient road links providing easy access into and out of London.

This is a rare opportunity to secure a spacious and well-located detached home in one of Totteridge's most desirable addresses.

To arrange a viewing or for further information, please contact our Totteridge office. Sole Agent





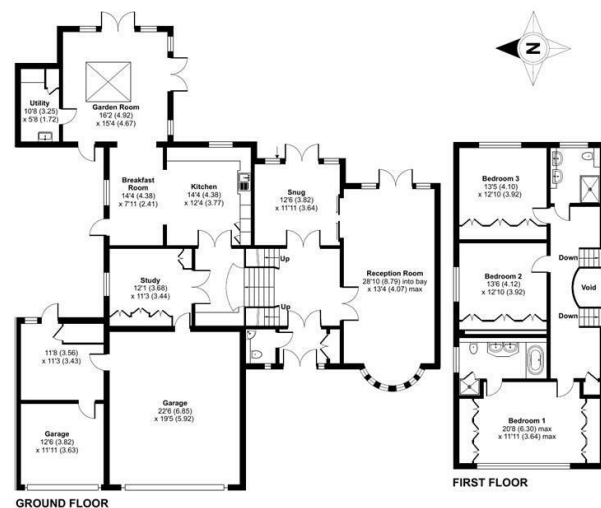
## The Pastures, London, N20

Approximate Area = 2564 sq ft / 238.2 sq m (excludes void)

Garages = 717 sq ft / 66.6 sq m

Total = 3281 sq ft / 304.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1348731

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A                                           |         | 69        |
| B                                           |         |           |
| C                                           |         |           |
| D                                           | 56      |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



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