



Totteridge Common, Totteridge, N20 8ND  
Price £2,100,000 Freehold Council Tax Band H

**REAL ESTATES**  
Est.1981

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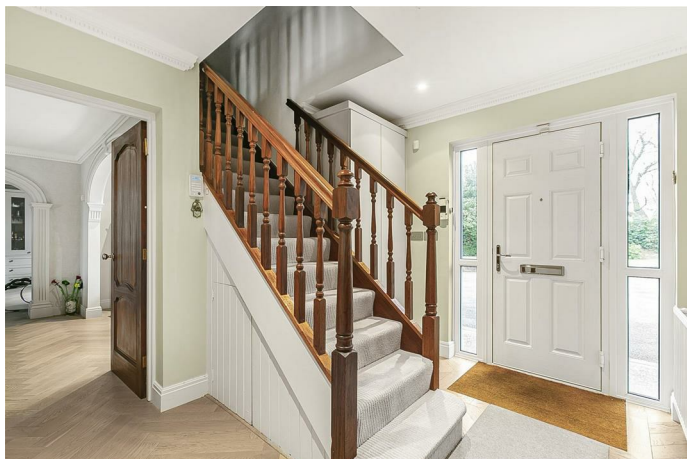
Real Estates are delighted to offer for sale this charming detached home in the Heart of Totteridge Common. Originally a coach house dating back to the late 1800s, this beautifully presented and characterful home is nestled in a prime position within the heart of Totteridge Common. Set behind electronically operated gates and approached via a sweeping driveway, the property also benefits from a detached garage and a generous 1/3 acre plot.

The bright and spacious accommodation offers excellent versatility and further potential for extension (STPP). The ground floor features a triple-aspect lounge, a double-aspect dining room, a further double-aspect TV room/study, and a stylish fitted kitchen/breakfast room. A glass-roofed sitting area opens out to the well-maintained rear garden, perfect for year-round enjoyment.

Upstairs, the first floor comprises a spacious master bedroom with en suite bathroom and dressing room (originally bedroom three), two further bedrooms, and a family bathroom.

Ideally located for Totteridge & Whetstone Northern Line underground station and Mill Hill Broadway overground station, the property also enjoys close proximity to Whetstone High Road, offering a wide range of shops, boutiques, and restaurants. Excellent local schooling and superb transport links, including the M1, A1(M), and M25, make this a highly desirable family home.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Needs a lot of work	F		
Very poor energy efficiency - higher running costs	G		
		81	48
		EU Directive	

**Approximate Gross Internal Area 2455 sq ft - 228 sq m**

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 1018 sq ft – 95 sq m

Garage Area 303 sq ft – 28 sq m

