



Flat 5

Totteridge House Totteridge Lane, High Wycombe

- Unique and Superbly Presented Character Apartment
- Stunning Tudor Building with Victorian Wing & Fabulous Gardens
- Lounge with Spiral Staircase and Large Kitchen/Diner
- Two 2nd Floor Bedrooms & Shower/Wet Room
- Resident Parking
- Located In The Totteridge Conservation Area Close to Totteridge Common & Woodland
- Charming Gardens Of Approximately One Third Of An Acre
- Viewing Essential to Appreciate this Delightful Residence

Situated approximately 1.5 miles north east of the town centre of High Wycombe within walking distance of local schools and shops. Regular bus service to town centre on the doorstep which also provides easy access to the mainline railway link to London Marylebone, Birmingham and Oxford, restaurants, shopping facilities, cinema and gym.

Council Tax band: D

Tenure: Share of Freehold; Lease 963 Years remaining; Service Charge which includes Building Insurance; £2020.86 Per annum: There is no Ground Rent charge

EPC Energy Efficiency Rating: E



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This unique and superbly presented two-bedroom character apartment is set within a stunning Tudor building which was later extended in the Victorian era in the prestigious Totteridge Conservation Area. The property boasts a spacious lounge featuring a striking spiral staircase, which adds a distinctive touch to the living space, and a large kitchen/diner ideal for both every-day living and entertaining. On the second floor, you will find two well-proportioned bedrooms and a stylish shower/wet room, all finished to a high standard. The apartment benefits from resident parking. Its location offers easy access to Totteridge Common and surrounding woodland, providing a peaceful setting within a sought-after neighbourhood. The combination of period features and modern finishes creates a warm and inviting atmosphere throughout. This delightful residence is perfect for those seeking a home with character, comfort, and a sense of history. Viewing is essential to fully appreciate the charm and quality of this exceptional property.

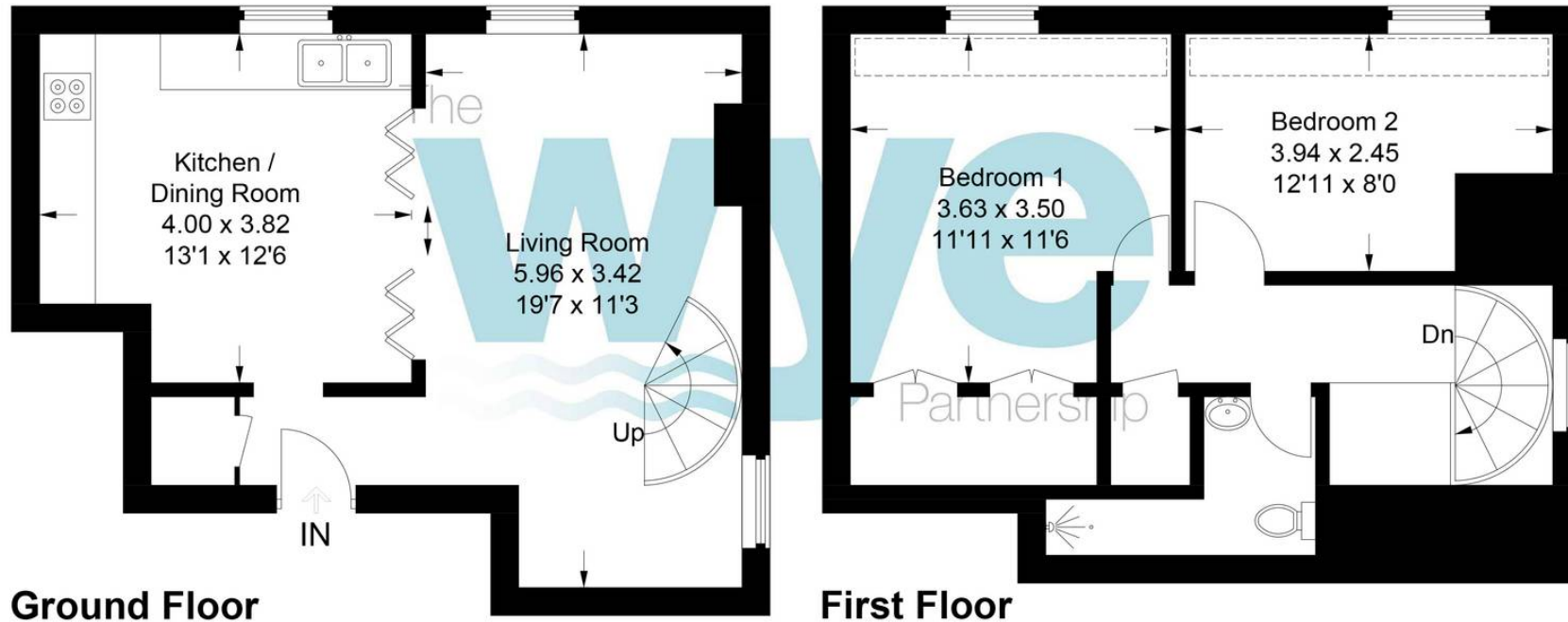


5 Totteridge House

Approximate Gross Internal Area
Ground Floor = 37.0 sq m / 398 sq ft
First Floor = 38.8 sq m / 418 sq ft
Total = 75.8 sq m / 816 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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