



**Totteridge Common, N20 8NL**

£1,975,000

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

Offered for sale with no upper chain is this modernised and re-modelled Victorian semi-detached family home dating back to 1895. Situated in a private location on Totteridge Common, approached via CCTV monitored gated entrance to a sweeping driveway, and surrounded by open Greenbelt countryside.

The accommodation, which is arranged over 3 floors comprises spacious Drawing/Dining room with real wood open fire, sash windows and doors leading to the rear patio, a superb Kitchen/Breakfast Room with a wealth of integrated appliances, separate Utility Room, Tv/Family Room, Boot room and guest Wc.


To the 1st floor there is a master suite with walk-thru dressing room, air-conditioned Bedroom with marble fireplace and contemporary en-suite shower room, 2 further Bedrooms (1 en suite) and a family bathroom. The 2nd floor offers 2 more Bedrooms and a Bathroom.

## Key Features



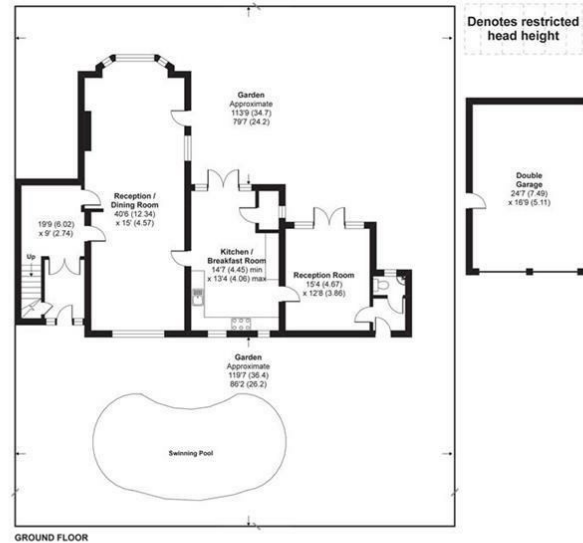
## Important Information

- **Price:** £1,975,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Location:** Totteridge

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Totteridge Common, London, N20

APPROX. GROSS INTERNAL FLOOR AREA 3269 SQ FT 303.6 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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