



Grange Avenue
Totteridge, London, N20 8AD

4 Grange Avenue

This charming detached period home is situated in this popular turning in the heart of Totteridge Village offering spacious well-proportioned accommodation, arranged over four floors, ideal for both family living and entertaining on a grand scale.

The interior of the house is elegantly designed, with spacious rooms and high-quality finishes throughout and provides approximately 8,350 sq ft of living accommodation including six bedrooms, seven bathrooms and four reception rooms. The lower ground floor boasts a wonderful entertainment zone including indoor swimming pool, jacuzzi/spa, gym, cinema/games room and music room.

The property features a beautifully landscaped garden, perfect for outdoor entertaining with BBQ kitchen, as well as a private patio area for relaxation. The home also benefits from a bike/storage area and a large driveway provides off street parking for numerous cars.

This residence presents a rare opportunity to own a stunning family home in a desirable neighbourhood, combining both character and modern amenities.



Local Authority:
London Borough of Barnet
Council Tax Band: H
Tenure: FREEHOLD



Location:

Situated in one of the area's most sought after roads, Grange Avenue, is situated within easy reach of Totteridge and Whetstone (Northern line) underground station and Whetstone High Road which offers a superb range of restaurants, boutiques, Boots, Marks and Spencer and Waitrose. The area is also renowned for its excellent private and state schools The M1, M25, A1 and A41 all located nearby. Sporting and recreational facilities in the area include Totteridge cricket, Totteridge tennis club, and South Herts golf club.

Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com











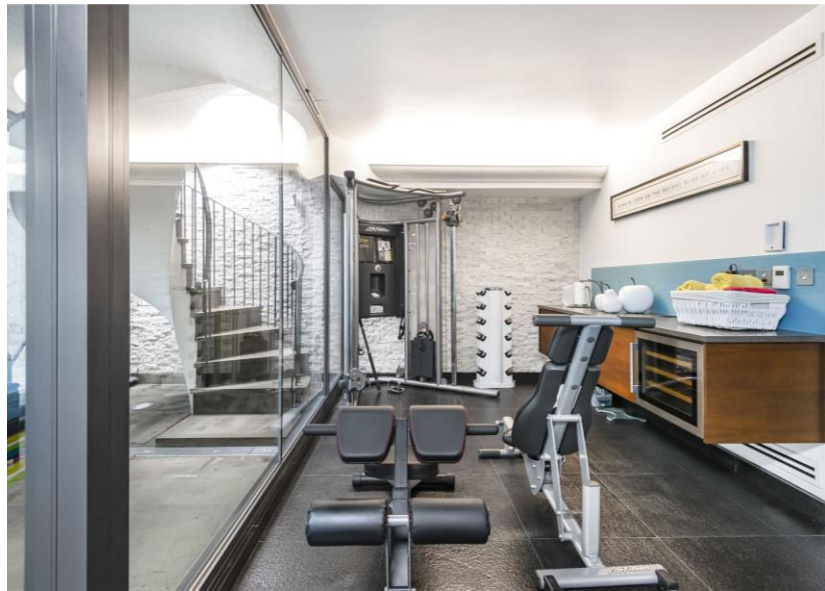


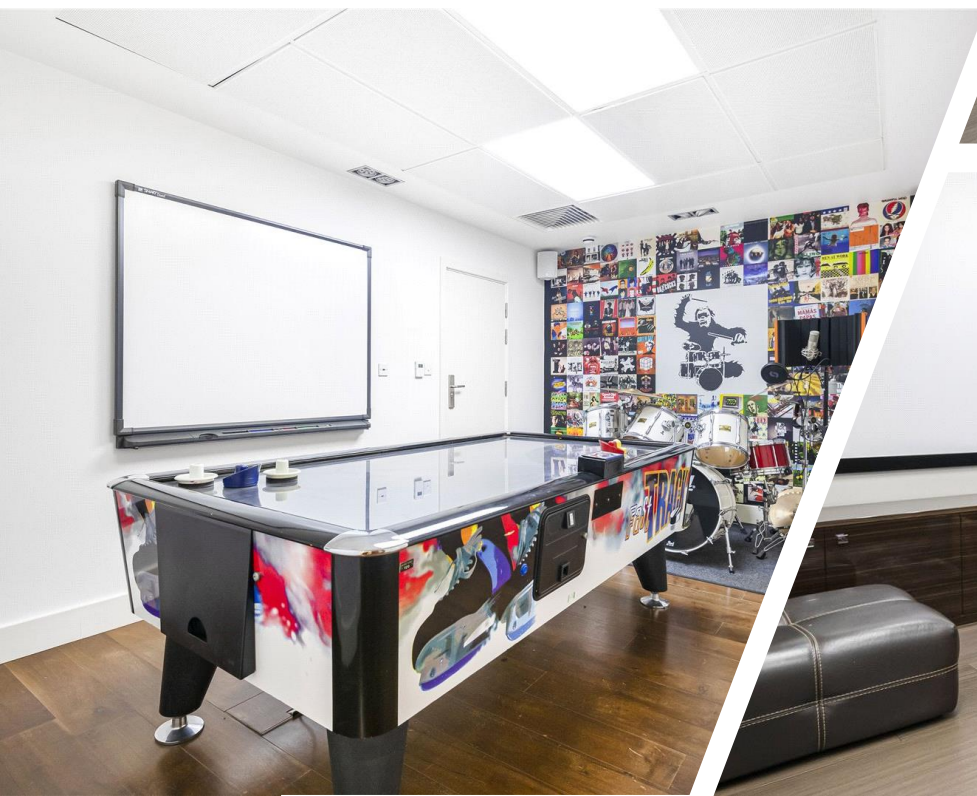
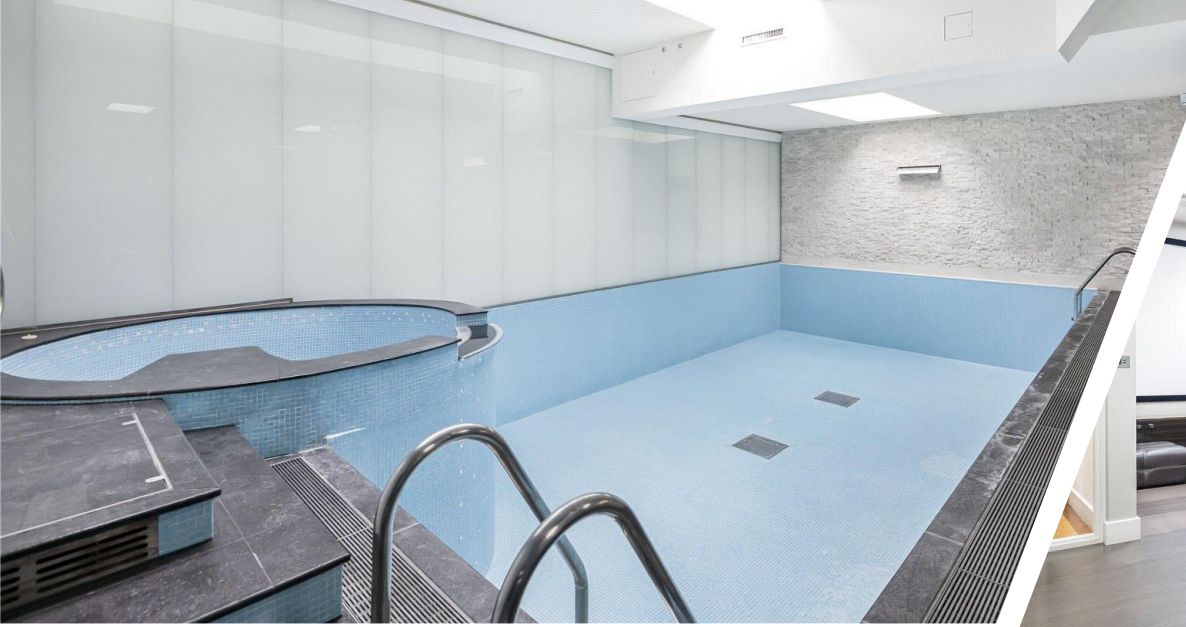






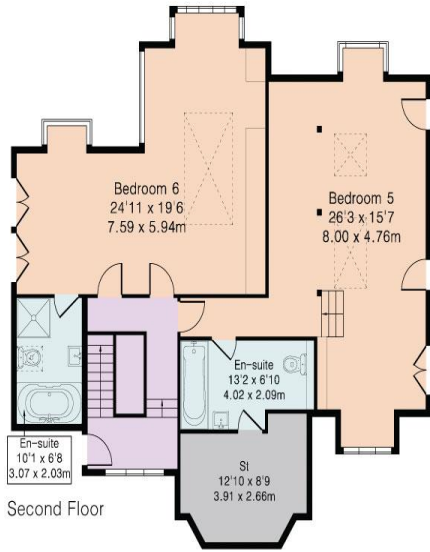




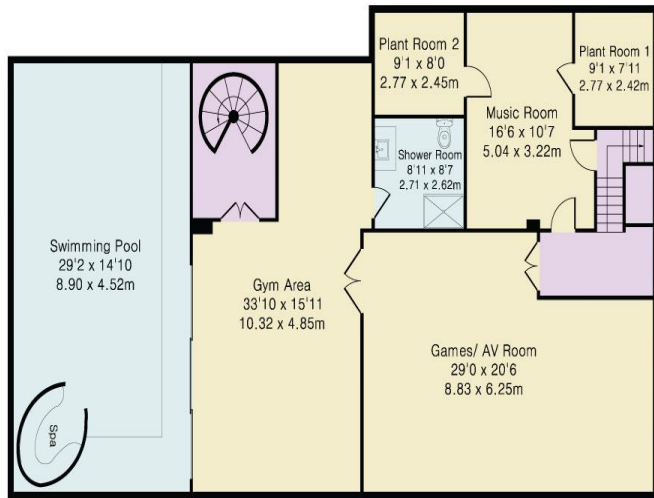








Second Floor



Lower Ground Floor

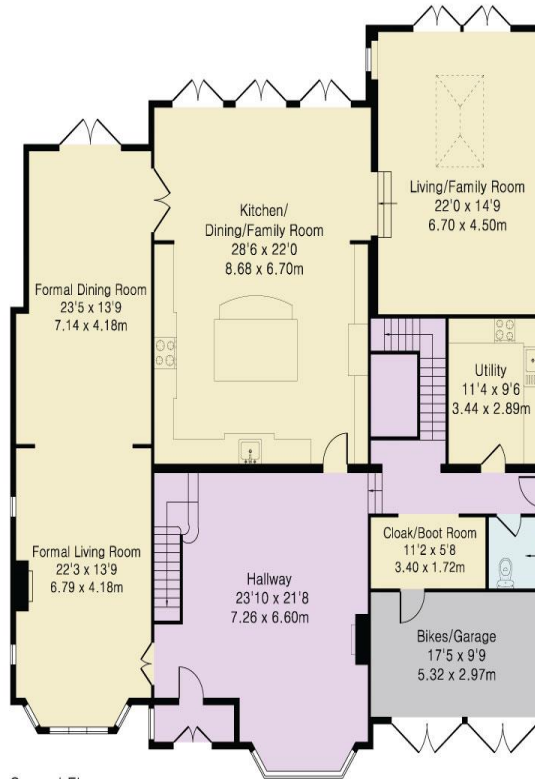
Approximate Gross Internal Area 8350 sq ft - 776 sq m

Lower Ground Floor Area 2329 sq ft – 216 sq m

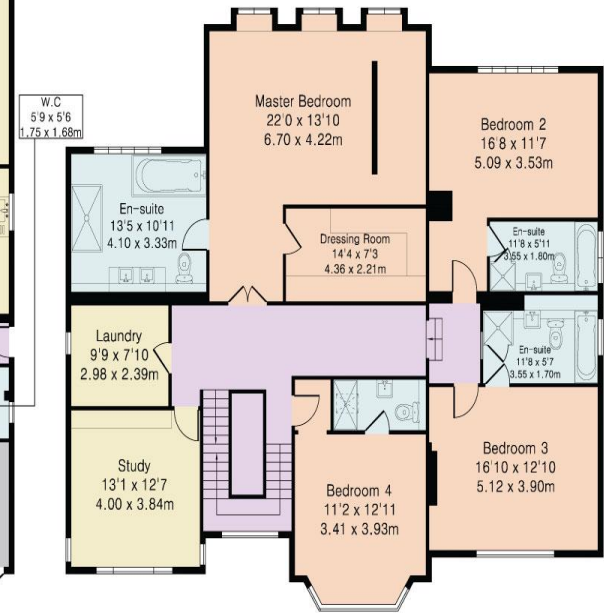
Ground Floor Area 2666 sq ft – 248 sq m

First Floor Area 2079 sq ft – 193 sq m

Second Floor Area 1276 sq ft – 119 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(68-80) C		
(55-68) D	56	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



