



CHERRY GARTH,
130 Totteridge Lane, London, N20 8JH

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Substantial corner sited Arts & Crafts style detached residence located in this highly sought after location within a short stroll to South Herts Golf Club, Totteridge & Whetstone underground station and Whetstone shopping centre.

This elegant period detached house offers a perfect blend of charm and modern convenience. Boasting four / five bedrooms, this property is ideal for families seeking a spacious and stylish home. An added benefit is the television room that can double up as 5th bedroom with an en suite shower room which would also be ideal for a teenager or an older relative.

The generously sized garden provides a tranquil escape, while the off-street parking and double garage offer ample space for vehicles and storage.

The highlight of this property is undoubtedly the swimming pool, providing a luxurious touch for leisure and relaxation.

With its classic facade and contemporary interior, this residence exudes sophistication and comfort. Enjoy the benefits of a well-appointed home in a prime location, offering a perfect balance of privacy and convenience.



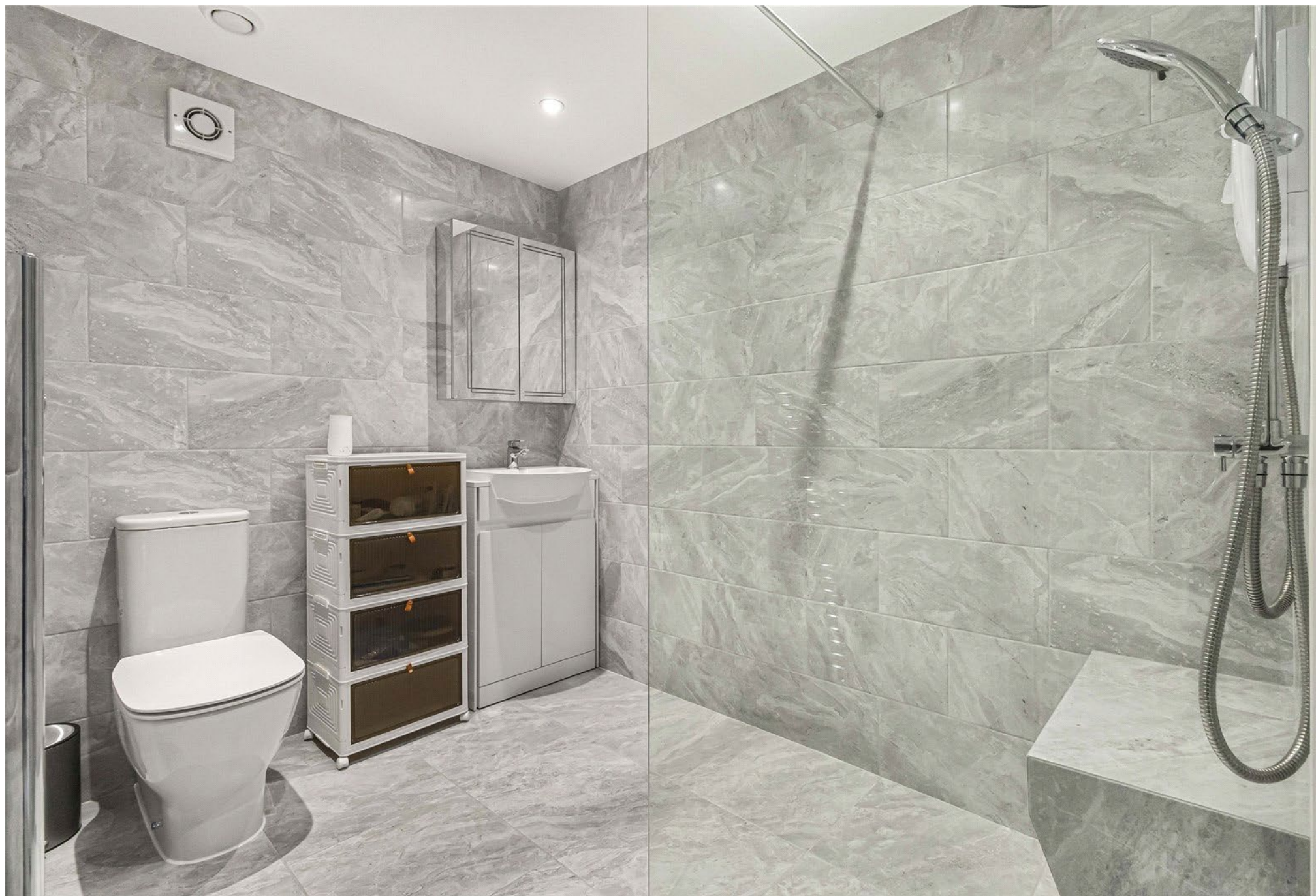
Local Authority: Barnet
Tax Band: H
Tenure: Freehold



































Approximate Gross Internal Area 3401 sq ft - 316 sq m

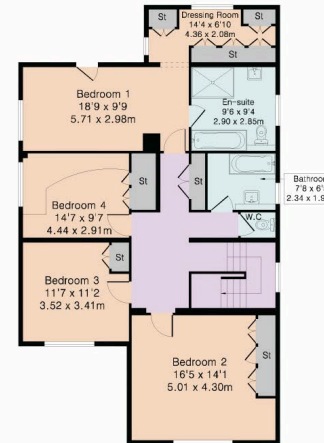
Ground Floor Area 1538 sq ft – 143 sq m

First Floor Area 1159 sq ft – 108 sq m

Garage/Outbuilding Area 704 sq ft – 65 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.

