

2 Grace Court, Totteridge Green
Totteridge, London, N20 8PY
£1,038 Per week

STATONS

Tel: 0208 441 9796
Email: lettings@statons.com
Bedrooms 3 | Bathrooms 2 | Receptions 1





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N20 8PY



A magnificent ground floor apartment of circa 1,800sq ft situated within a gated enclave which is set in 5 acres of beautiful landscaped grounds and gardens complete with its own terrace.

This delightful apartment provides spacious and luxurious living in one of the finest locations in Totteridge offering a wealth of charm and character features throughout.

Featuring a spectacular split level vaulted master bedroom suite with dressing area and an open en suite bathroom with a separate shower and a central feature chimney stack. All rooms lead from the spacious reception hall which includes a bright and spacious living room with stunning views over the landscaped communal gardens, cloakroom, a beautiful and bespoke designed kitchen/breakfast room which is furnished with a suite of fully integrated appliances as well as solid granite work surfaces.

Grace Court is within a Grade II listed building that was designed by the renowned architect T.E.Collcutt and converted by Banner Homes.

Location - Totteridge is a true oasis, one of London's most exclusive enclaves, bounded by both greenbelt countryside and farmland, yet only 7 miles from the West End of London.

Offering a wealth of sporting facilities; including golf, tennis and cricket; a fine selection of local private schooling and shopping; Totteridge is unique in maintaining its 'village' feel and views.

Situated within 10 minutes drive of the M25, A1 and M1, Totteridge has its own London Underground Station, and easy access to both national and international travel.

For more information on this property please call our [Barnet Lettings Agents](#) on 0208 441 9796.



Approximate Gross Internal Area
166.7 sq m / 1794 sq ft



Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
A (92-100)			A (12-100)		
B (81-91)			B (11-100)		
C (69-80)			C (10-100)		
D (55-68)			D (9-100)		
E (39-54)			E (8-100)		
F (21-38)			F (7-100)		
G (1-20)			G (6-100)		
	62	76		56	73
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>			<small>Not environmentally friendly - higher CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>		
England & Wales			England & Wales		

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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8440 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Park
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com