

Garden Cottage, Totteridge Park  
Totteridge Common, London, N20 8NH  
£565 Per week

**STATONS**

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Bedrooms 2 | Bathrooms 1 | Receptions 1







## Garden Cottage, 22 Totteridge Park Totteridge Common, London



**\*\* AVAILABLE IMMEDIATELY \*\*** Garden Cottage is a stunning 2 bedroom cottage with courtyard garden set within Totteridge Park, an outstanding new development of just 10 luxury homes located in 5.5 acres of private landscaped gardens.

Grade II listed, Totteridge Park was once an important Manor house with parts of the building dating from the 17th Century. A meticulous conversion presents the building as it is today, still maintaining its period charm, with beautifully restored period features, yet equipped to the highest of modern standards. Rooms have been returned to their original proportions, period features have been restored and kitchens and bathrooms are of the highest quality.

The long private driveway leads to electric gates with video entry phone system to access the secure cobbled courtyard. Each property comes with 2 designated parking spaces. All residents have the use of the delightful 5.5 acres of landscaped communal grounds, comprising large lawned area surrounded by mature woods giving great feeling of seclusion and privacy.

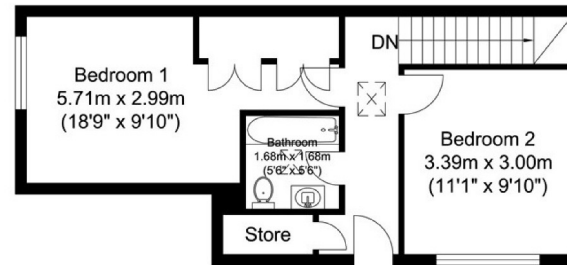
Totteridge Park is set in the heart of Totteridge Common just 10 miles from Central London. Totteridge Common, which is the areas premier address, is surrounded by open greenbelt countryside and offers a wealth of sporting facilities including South Herts Golf Club, Totteridge Tennis and Cricket Clubs and horse riding, whilst Totteridge Green is home to the renowned Orange Tree public house.



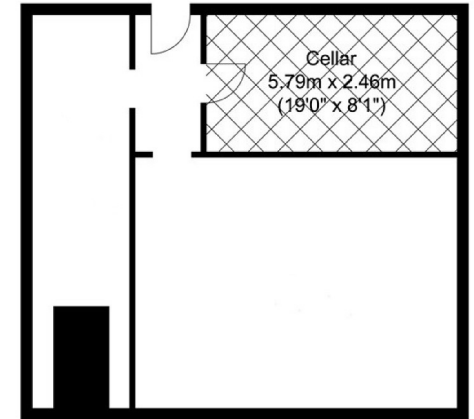




Lower Ground Floor  
Approximate Floor Area  
450.36 sq. ft.  
(41.84 sq. m)



Ground Floor  
Approximate Floor Area  
401.70 sq. ft.  
(37.32 sq. m)



## Garden Cottage

Total Floor Area  
Approximate Floor Area  
1002 sq. ft.  
(93.40 sq. m)

### 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

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### NEW HOMES SHOWCASE

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### TOTTERIDGE

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