

Rose Cottage, Totteridge Village  
Totteridge, London, N20 8AE  
Asking price £950,000 Freehold

**STATONS**

Tel: 020 8445 3694  
Email: [totteridge@statons.com](mailto:totteridge@statons.com)  
Bedrooms 5 | Bathrooms 2 | Receptions 3







## Rose Cottage, 74 Totteridge Village Totteridge, London



**\*\* FIRST TIME ON THE MARKET FOR NEARLY 40 YEARS - IDEAL REFURBISHMENT OPPORTUNITY \*\***

Situated in the heart of Totteridge Village, is this charming five bedroom detached period property full of charm and character.

The ground floor of this characterful residence comprises of a delightful reception room with stunning exposed beam work running across the ceiling, galley kitchen, dining room which leads onto a conservatory overlooking the beautifully mature rear garden.

To the first floor you have two good sized double bedrooms, an additional bedroom with plenty of built in storage and there is a smaller bedroom which could be utilised as a home office. There is also a separate family bathroom and a walk in shower room.

To the second floor there is another spacious double bedroom.

There is a rear courtyard garden with direct access to the 28'5 x 8'5 garage.

Totteridge Village is a popular and highly regarded area. The historical Orange Tree public house is within walking distance whilst the shops and restaurants of Whetstone and Brent Cross are just a short drive away. There is easy access to central London and the City from Totteridge underground station (Northern Line) and Oakleigh Park mainline station. The M25, M1 and A1 (M) provide links to all major motorways and all London airports.







## Totteridge Village, London, N20

Approximate Area = 1871 sq ft / 173.8 sq m

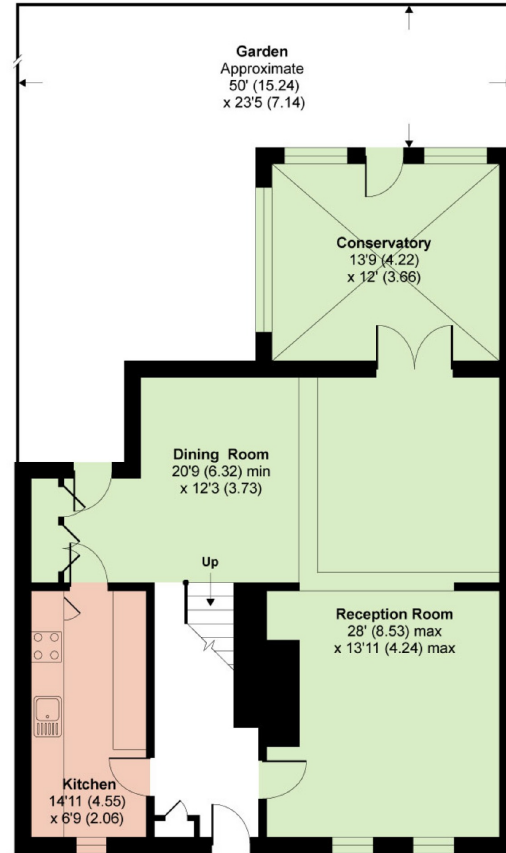
Limited Use Area(s) = 76 sq ft / 7 sq m

Garage = 244 sq ft / 22.7 sq m

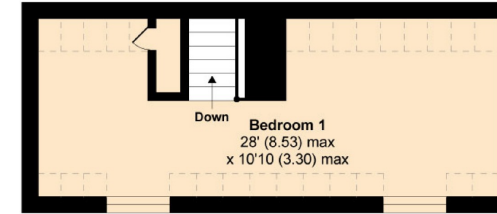
Total = 2191 sq ft / 203.5 sq m

For identification only - Not to scale

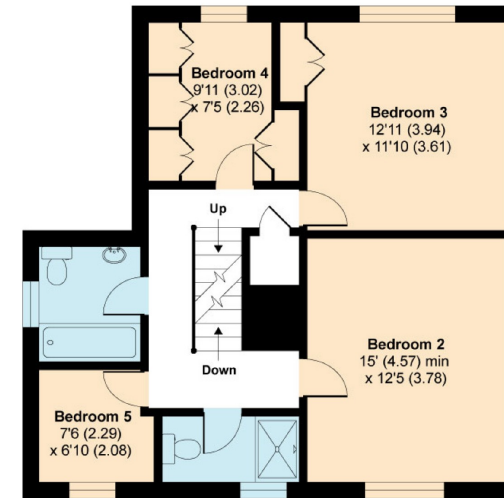
Denotes restricted  
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.  
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### 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 8441 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 Green  
Brookmans Park  
Herts  
AL9 7QS  
**Tel: 01707 661144**  
Fax: 01707 644111  
brookmans@statons.com