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Oaklands Road, Totteridge, N20





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Detached residence in need of total modernisation sitting in a generous plot of circa one-third of an acre with potential to build a brand new detached home of circa 5,200sq ft (480sqm), subject to planning permission.

The existing property is within the Totteridge Conservation Area, close to open greenbelt countryside, and comprises 4 bedrooms, bathroom, shower room, large lounge with vaulted ceiling, dining room, kitchen and guest cloakroom. Externally, there is a large garden with swimming pool, deep front garden, off-street parking and an attached garage.

The property is located in a tranquil cul-de-sac setting within easy reach of Totteridge & Whetstone underground station, The Orange Tree public house and Whetstone high street, which includes, M&S, Waitrose, Boots and many popular restaurants and boutiques.

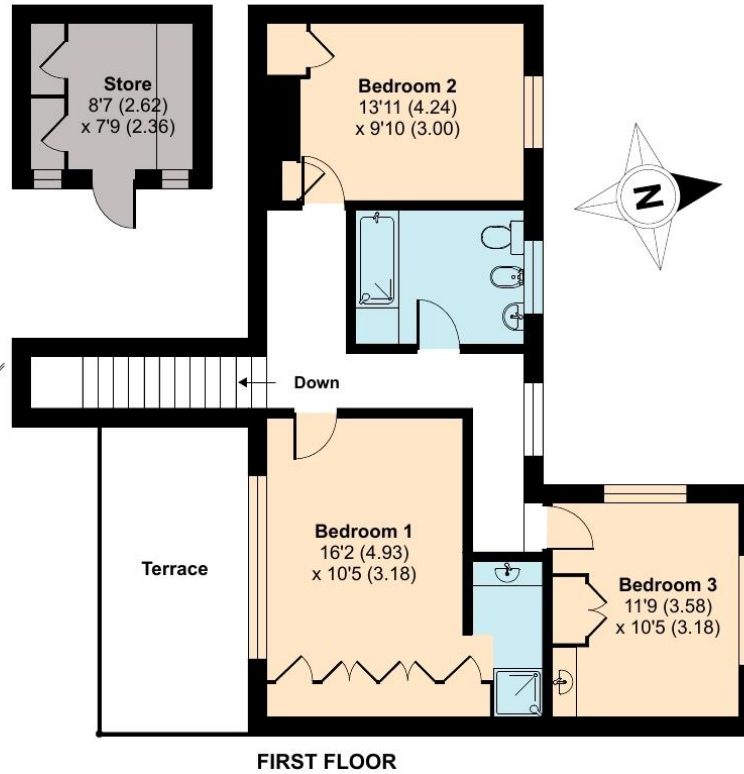
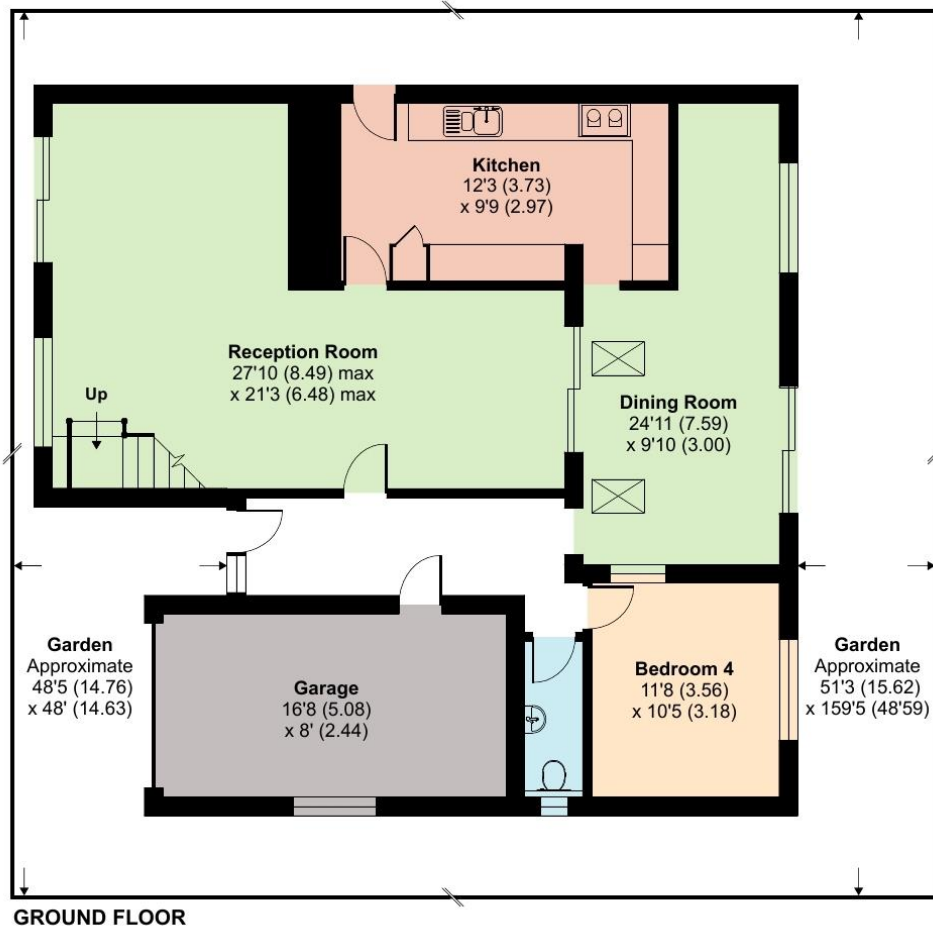




Oaklands Road, London, N20

Approximate Area = 1852 sq ft / 172 sq m
 Garage = 186 sq ft / 17.3 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 2108 sq ft / 195.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band – F
 Local Authority – Barnet
 Borough
 FREEHOLD

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Statons. REF: 1013708

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 size are approximate. All dimensions include wardrobe spaces where applicable.



Site Plan

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