



# The Grange

Grange Avenue, London N20 8AB

# Apartment 5 The Grange

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### **Rare First Floor Three-Bedroom Apartment on Prime Totteridge Road**

A rare and exceptional opportunity to acquire this beautifully appointed three-bedroom, all en-suite first-floor apartment, located on one of Totteridge's most prestigious residential roads. Offering the perfect blend of modern living and charming character features, this elegant home is accessed via its own private entrance and delivers a generous and thoughtfully arranged layout throughout.

Occupying the entire first floor of an attractive Grade II listed building, the apartment boasts three spacious double bedrooms, each with its own en-suite bathroom, providing comfort and privacy for residents and guests alike. The property offers superb entertaining space with two separate reception rooms, ideal for both formal gatherings and everyday living. A well-equipped kitchen with a dedicated breakfast area adds to the home's practicality and appeal.

This unique home further benefits from a private south-facing balcony, as well as a beautifully landscaped private garden, creating a rare sense of outdoor space not often found in apartments. Secure gated parking is included, along with a private garage, enhancing both convenience and peace of mind.

Set on a tree-lined road in the heart of Totteridge, this apartment is ideally situated close to green open spaces, excellent schools, and transport links into Central London.

Properties of this calibre, with such generous proportions and private amenities, are seldom available and early viewing is highly recommended.









































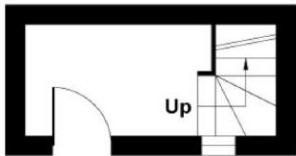


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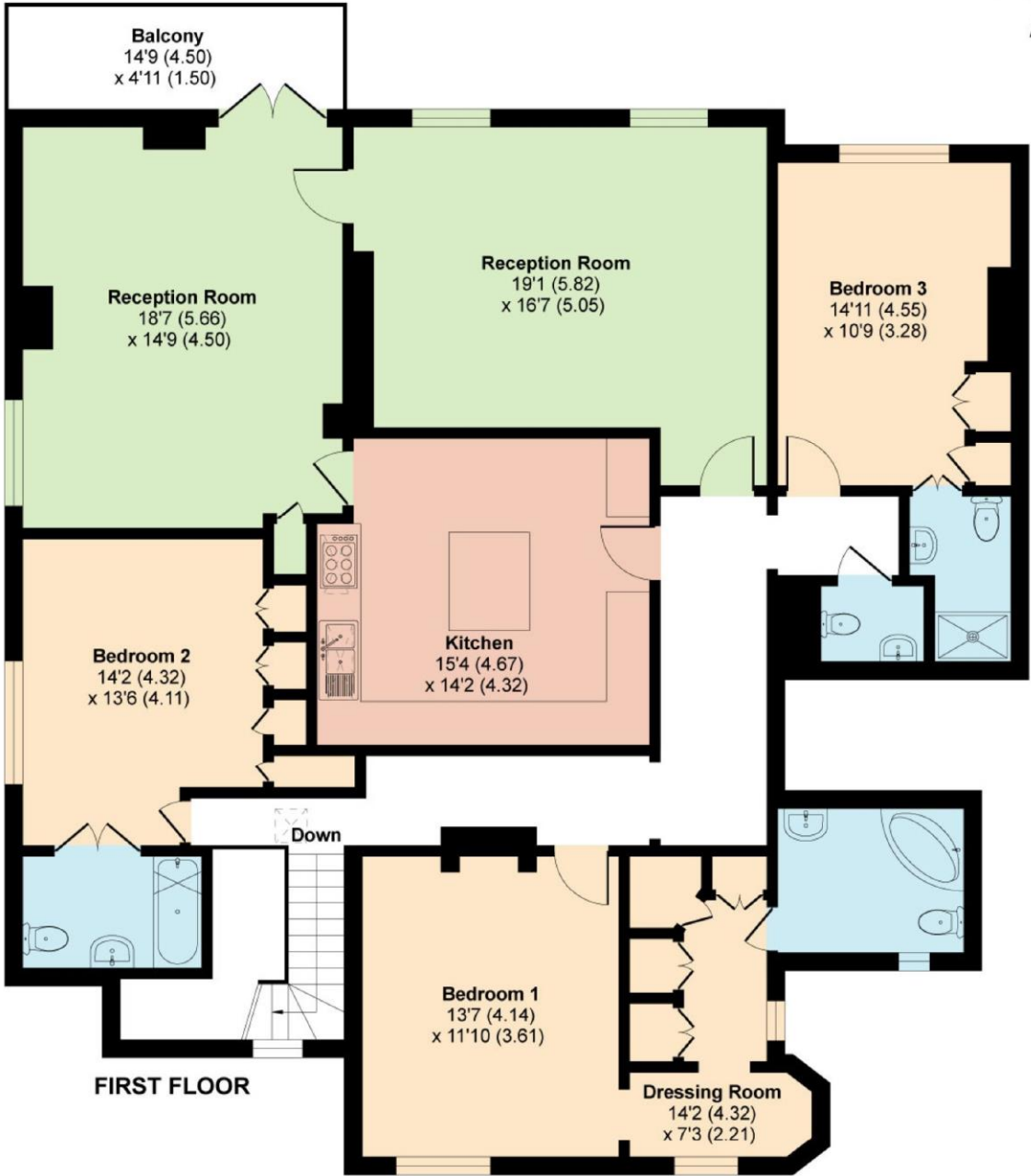
Approximate Area = 1915 sq ft / 177.9 sq m  
Outbuilding = 194 sq ft / 18 sq m  
Total = 2109 sq ft / 195.9 sq m  
For identification only - Not to scale



Denotes restricted head height

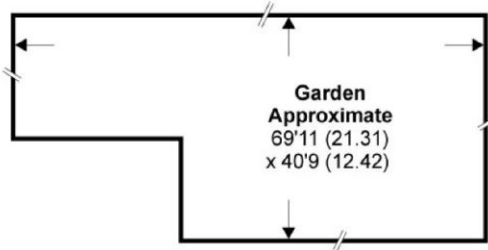


GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OUTBUILDING

**Local Authority:**  
London Borough of  
Barnet  
**Council Tax Band: F**  
**FREEHOLD**

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.



