



Lynton Mead,
Totteridge, N20 8DG

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Nestled on a picturesque tree-lined street in the heart of Totteridge, this charming semi-detached home offers a rare opportunity to acquire an original house brimming with character and potential. With a generous gross internal area of 1,155 sq ft (excluding garage), the property is well-suited to both downsizers seeking comfort and convenience, as well as growing families looking to upsize. The layout provides an excellent foundation for further enhancement and extension, subject to the necessary planning permissions, making it an ideal canvas for creating your dream home.

The ground floor features a welcoming hallway leading to a spacious lounge, a separate dining room, and a well-proportioned kitchen with utility space. The home also benefits from direct access to a private rear garden and an independent garage.

Upstairs, there are three bedrooms – two doubles and a single – alongside a family bathroom. The well-balanced layout allows for comfortable living and offers scope to remodel or expand to suit modern lifestyle needs.

Situated in one of Totteridge's most desirable residential streets, the property enjoys a peaceful setting while being within easy reach of local schools, shops, and excellent transport links into Central London. This is a wonderful opportunity to secure a home with character, space, and exceptional potential in a sought-after North London location.

Council: Barnet

Council Tax Band: F

Tenure: Freehold





































**Approximate Gross Internal Area 1155 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 543 sq ft – 50 sq m

Garage Area 145 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

