



Totteridge Lane
Totteridge, N20



131-133 Totteridge Lane, Totteridge, London N20 8NS

Substantial Grade II listed Edwardian detached residence currently divided into two individual homes.

Located in this highly sought-after residential area, this period detached house of circa 6,096sqft offers a rare opportunity to own a stunning property with excellent potential. Boasting 10 bedrooms, this spacious home is ideal for a large family or as a potential investment opportunity.

The property is currently divided into two self contained homes, one of 4,266sqft with 7 bedrooms, and one of 1,830sqft with 3 bedrooms.

The property features a charming garden, perfect for enjoying outdoor activities or relaxing in the sun. With the added convenience of off-street parking and a garage, there is ample space for multiple vehicles.

Elegantly designed with period features throughout, this property exudes character and charm. The generously sized rooms offer versatility and potential for personalisation to suit individual tastes and needs.

Benefiting from a prime location and excellent transport links, this property is within easy reach of local amenities, schools, and parks. Don't miss out on the chance to make this impressive property your own. Contact us today to arrange a viewing.







































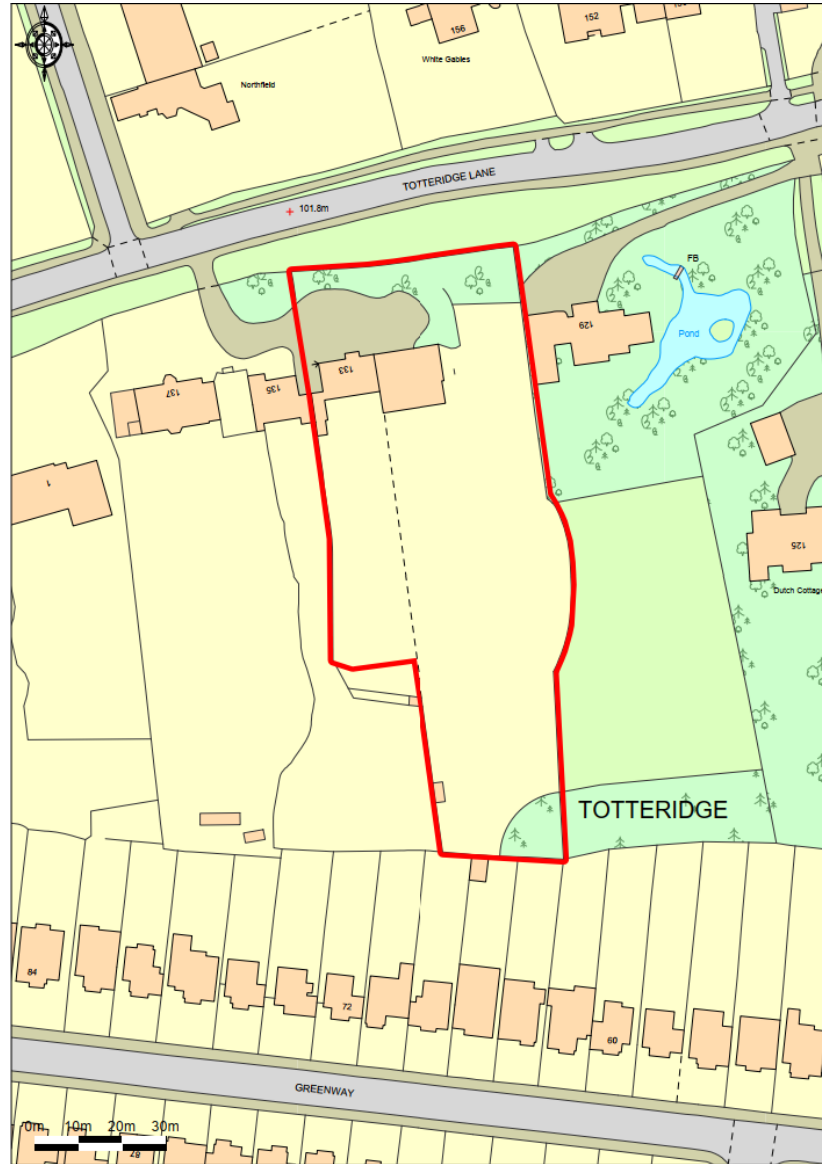












REVISIONS

E/ F1 reverted to layout before fire.	5/07/2018
F2 and F3 combined to form en-suite	



NOTE:
THESE DRAWINGS ARE BASED ON A MEASURED SURVEY CARRIED-OUT BY OTHERS.
FOSTER WILLIS CANNOT GUARANTEE THEIR ACCURACY OR DETAIL.

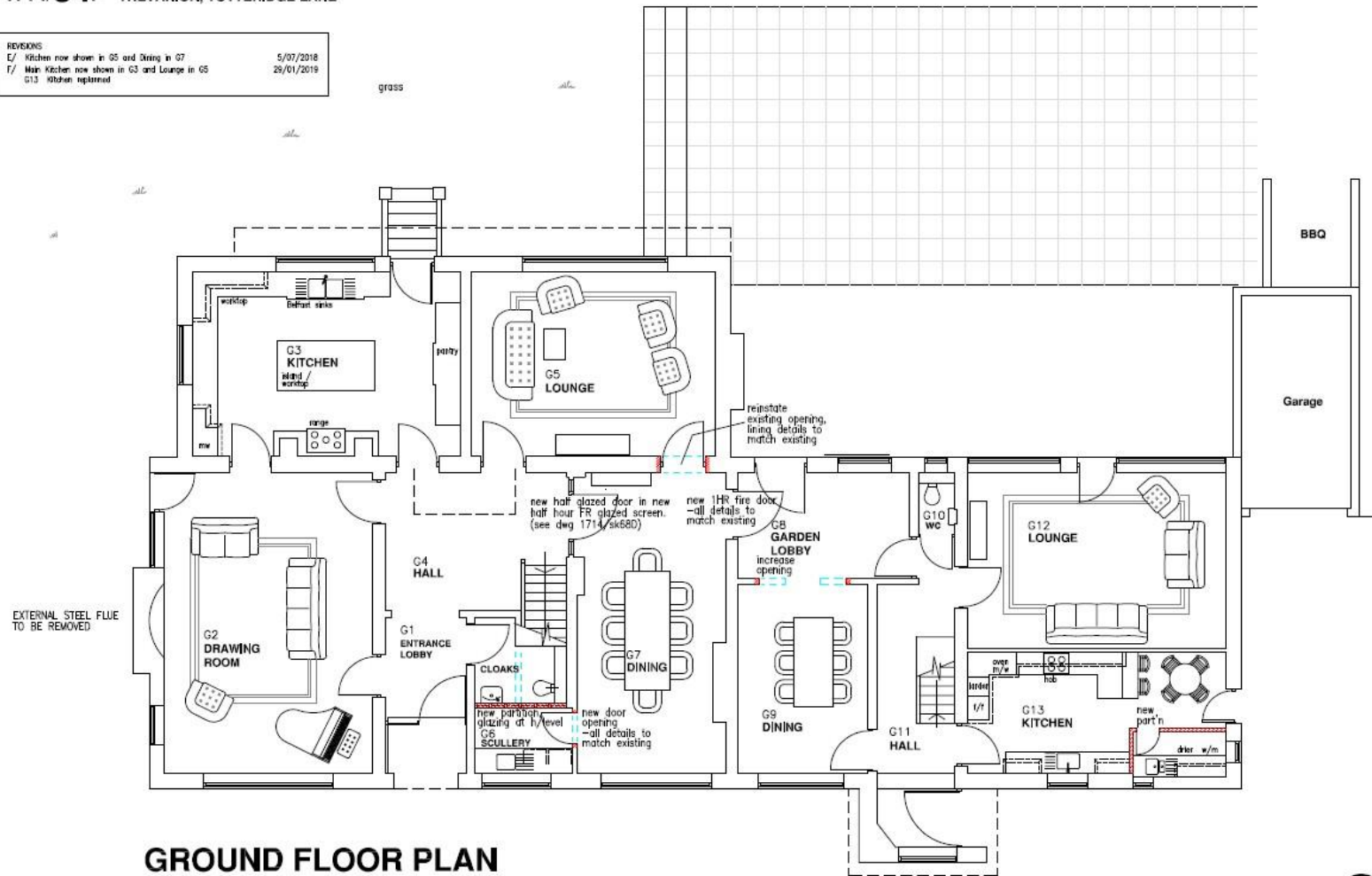
1:100@A3 1:50@A1

35E

TREVANION ~ TOTTERIDGE LANE

1714/34F ALTERATIONS TO:
 TREVANION, TOTTERIDGE LANE

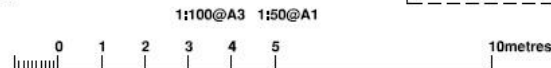
REVISIONS
 E/ Kitchen now shown in G5 and Dining in G7 5/07/2018
 F/ Main Kitchen now shown in G3 and Lounge in G5 28/01/2019
 G13 Kitchen replanned



EXTERNAL STEEL FLUE
 TO BE REMOVED

GROUND FLOOR PLAN

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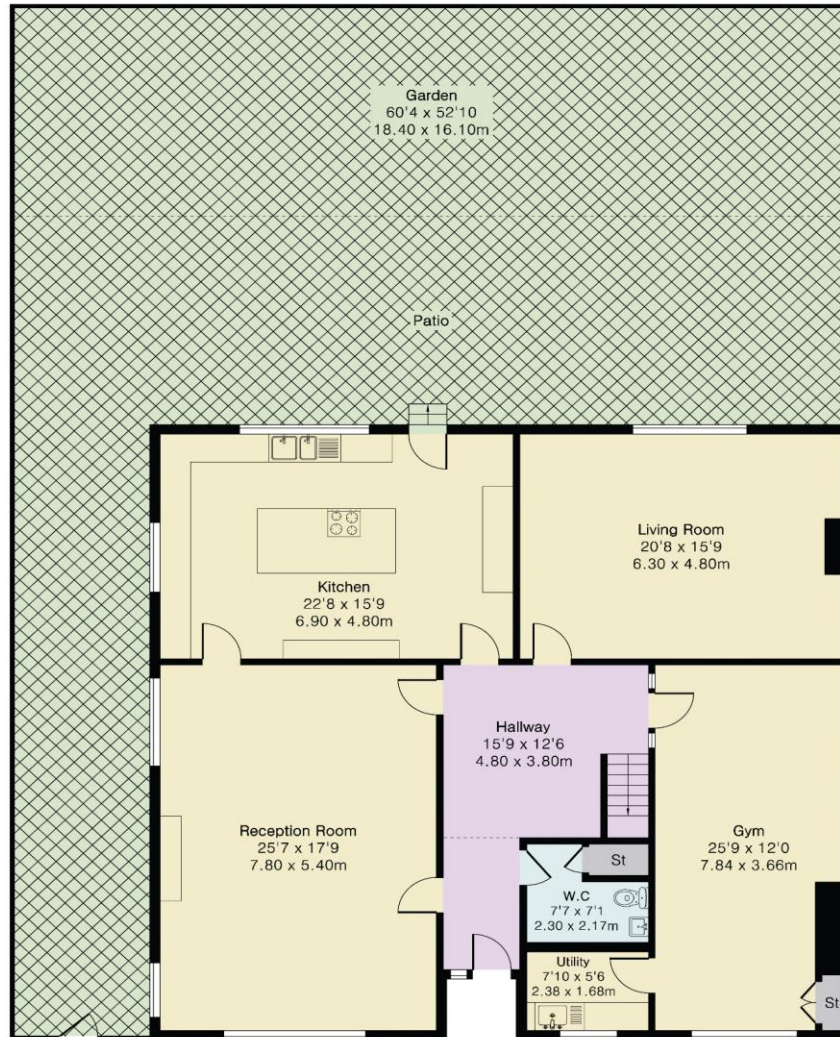
34F

131 Totteridge Lane, London, N20 8NS
Approximate Gross Internal Area 4266 sq ft - 396 sq m

Ground Floor Area 1802 sq ft – 167 sq m

First Floor Area 1816 sq ft – 169 sq m

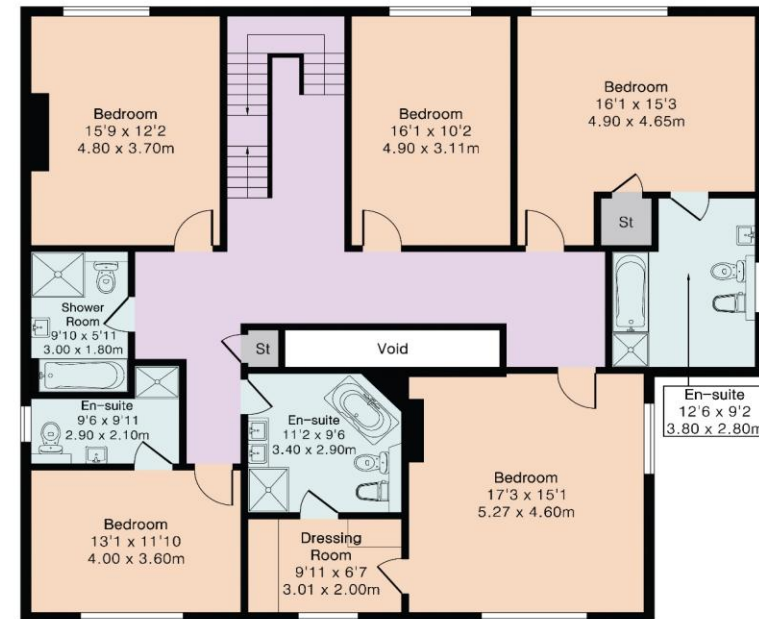
Second Floor Area 648 sq ft – 60 sq m



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

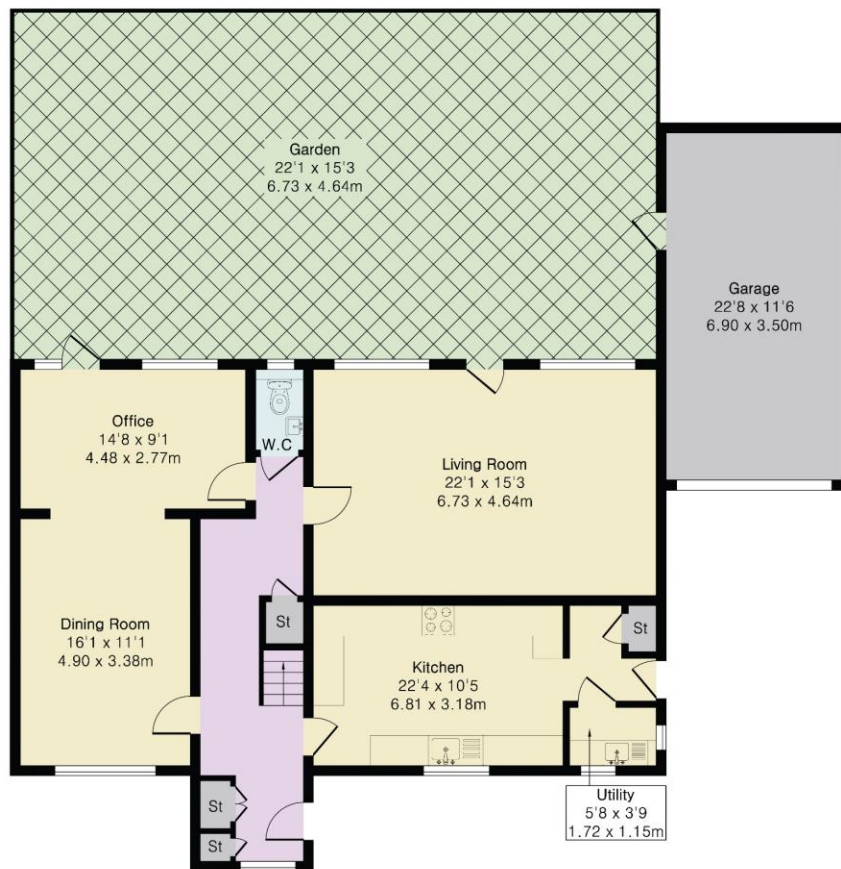
133 Totteridge Lane, London, N20 8NS
Approximate Gross Internal Area 1830 sq ft - 170 sq m
(Excluding Garage)

Ground Floor Area 1113 sq ft – 103 sq m

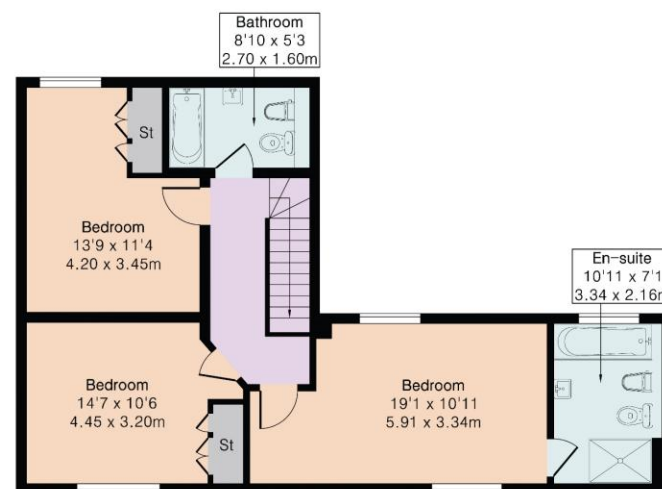
First Floor Area 717 sq ft – 67 sq m

Garage Area 229 sq ft – 21 sq m

Local Authority: Barnet
Council Tax Band: TBA
Tenure: Freehold



Ground Floor



First Floor

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.

