



Grange Avenue, Totteridge

London, N20

£5,499,000

SOMMERVILLE FLURY

Grange Avenue, Totteridge

Description:

An impressive Arts and Crafts-inspired detached family residence extending to approximately 8,350 sq ft, occupying a mature and secluded plot on one of Totteridge's most sought-after avenues. Beautifully restored and meticulously maintained by the current owners, this exceptional home combines elegant period character with extensive contemporary family accommodation arranged over four floors, with air conditioning throughout.

The property is approached via a substantial carriage driveway providing off-street parking for numerous vehicles, together with an integral garage.

The generous entrance hallway creates an immediate sense of scale and grandeur and forms the heart of the ground floor accommodation. To the rear of the house is a magnificent kitchen/family room measuring over 28 ft in width, featuring French doors opening directly onto the gardens and providing an ideal space for both everyday family living and entertaining. Adjoining the kitchen is a substantial snug, while to the opposite side is a formal dining room. Leading from the dining room to the front of the house is an elegant reception room overlooking the driveway. A large utility room, guest cloakroom and integral garage complete the ground floor accommodation.



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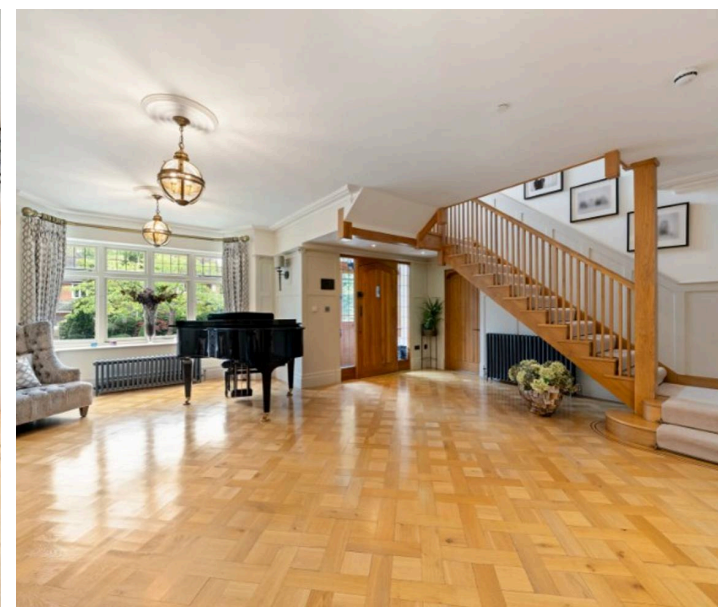
Description Cont.

The lower ground floor offers an outstanding leisure and entertainment suite. At its centre is a superb indoor swimming pool, which can also be accessed directly from the garden via a spiral staircase. Additional facilities include a gymnasium, shower room, music room, games/AV room and two plant rooms, creating a highly versatile space for recreation and relaxation.

The first floor is centred around a wonderful principal bedroom suite overlooking the rear gardens, comprising a spacious bedroom, walk-in dressing room and luxurious en-suite bathroom with double vanity unit, walk-in shower and quality fittings throughout. There are three further double bedrooms on this floor, each benefiting from its own en-suite shower room. A dedicated laundry room and study overlooking the garden complete the first-floor accommodation.

The second floor provides two further generous double bedrooms, both served by en-suite shower rooms, together with extensive storage space.

The property offers excellent storage throughout and has been thoughtfully configured to provide highly practical family living on every level.



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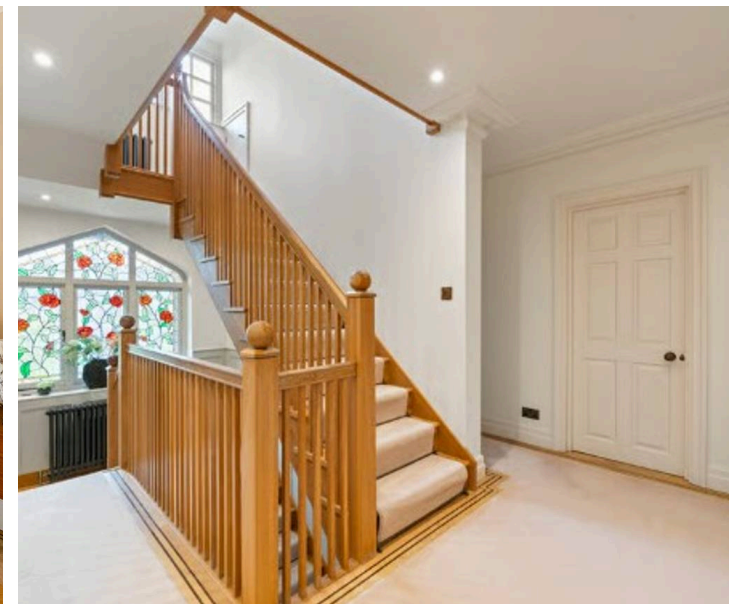
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Externally, the mature rear gardens provide a wonderfully private setting, featuring established specimen trees, extensive planting, lawned areas and attractive seating and entertaining spaces, including a dedicated barbecue area. The gardens create a peaceful backdrop to the house and offer year-round colour and interest.

A rare opportunity to acquire a substantial character residence of exceptional scale and quality in one of North London's most prestigious residential locations.

Location:

Grange Avenue is widely regarded as one of Totteridge's most prestigious residential addresses, characterised by substantial detached homes set within generous plots and surrounded by mature greenery. The area offers a unique combination of semi-rural tranquillity and excellent connectivity, making it one of North London's most sought-after family locations.



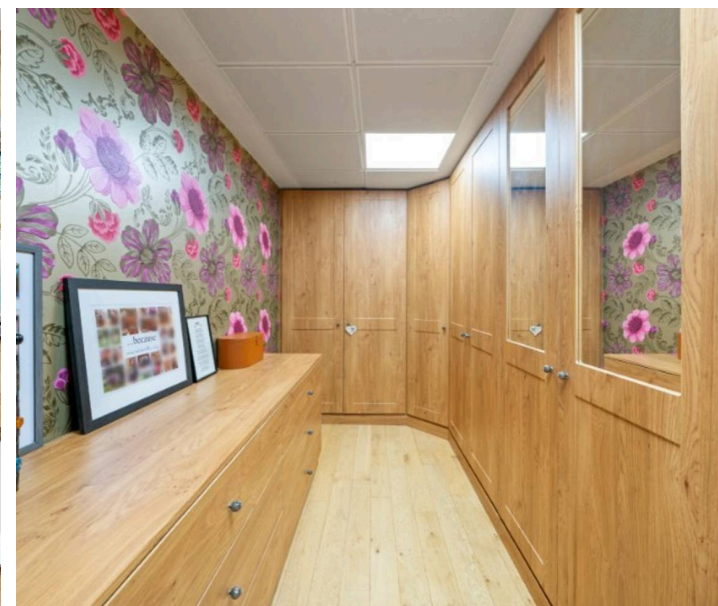
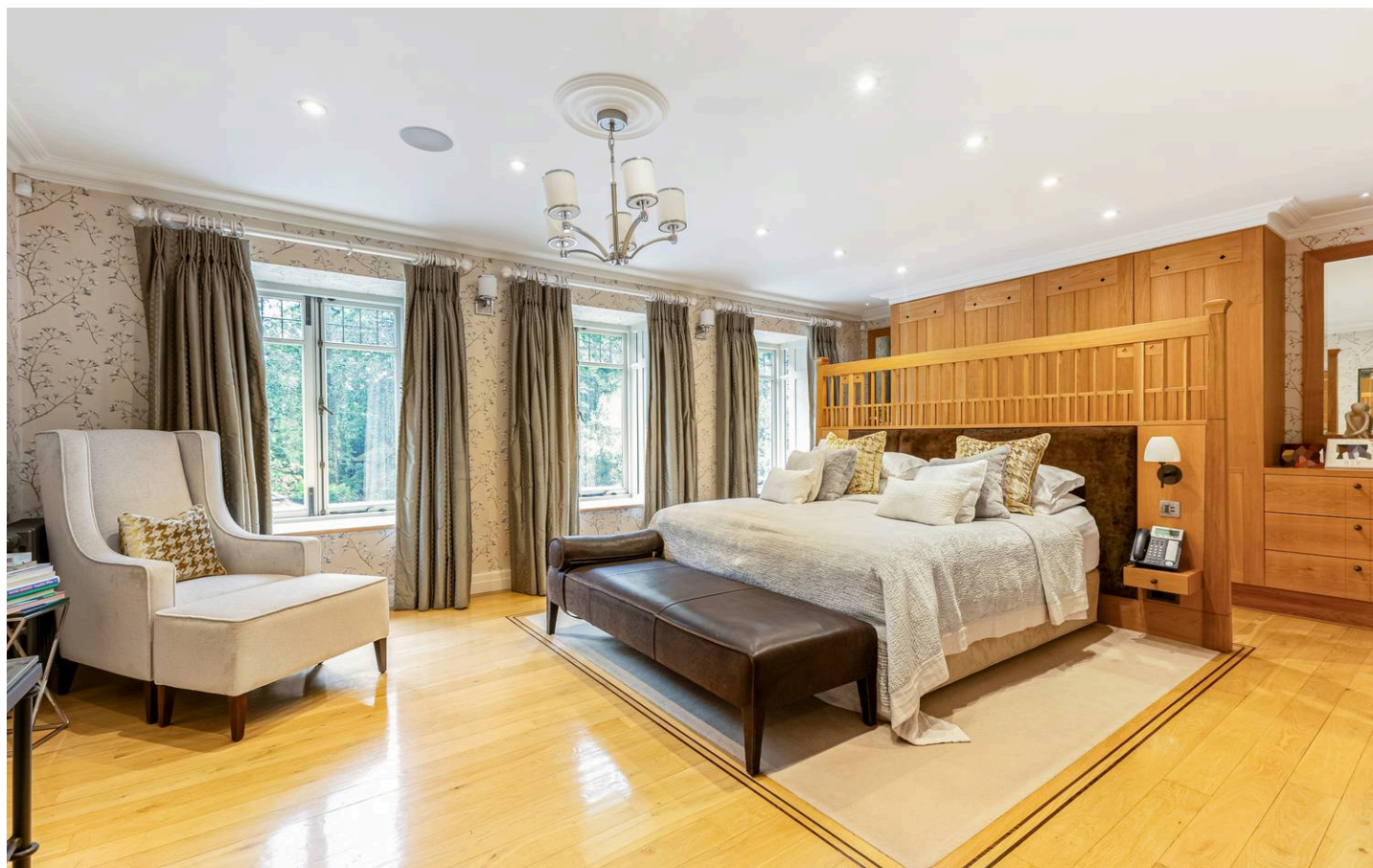
Grange Avenue, Totteridge

Location Cont.

Despite its peaceful setting, the property is conveniently located for a range of transport links. Nearby Totteridge & Whetstone Underground Station provides Northern Line services to Central London, while Oakleigh Park mainline station offers direct services to Moorgate and King's Cross, making the area particularly attractive to commuters. Road connections are equally convenient, with easy access to the M1, A1(M) and M25.

The area is renowned for its excellent selection of schools, both state and independent. Nearby educational establishments include St Andrew's C Of E School, The Totteridge Academy, St John's Primary School, Woodridge Primary School and All Saints C Of E Primary School. The area is also well placed for a number of highly regarded independent schools across Barnet, Mill Hill and Hampstead.

Totteridge offers an exceptional lifestyle with an abundance of local amenities and leisure facilities. Residents enjoy easy access to the boutiques, cafés, restaurants and everyday shopping facilities of Whetstone High Road, together with nearby Waitrose and other major retailers. The picturesque Totteridge Village remains at the heart of the community, home to landmarks such as St Andrew's Church, Totteridge and the charming The Orange Tree.



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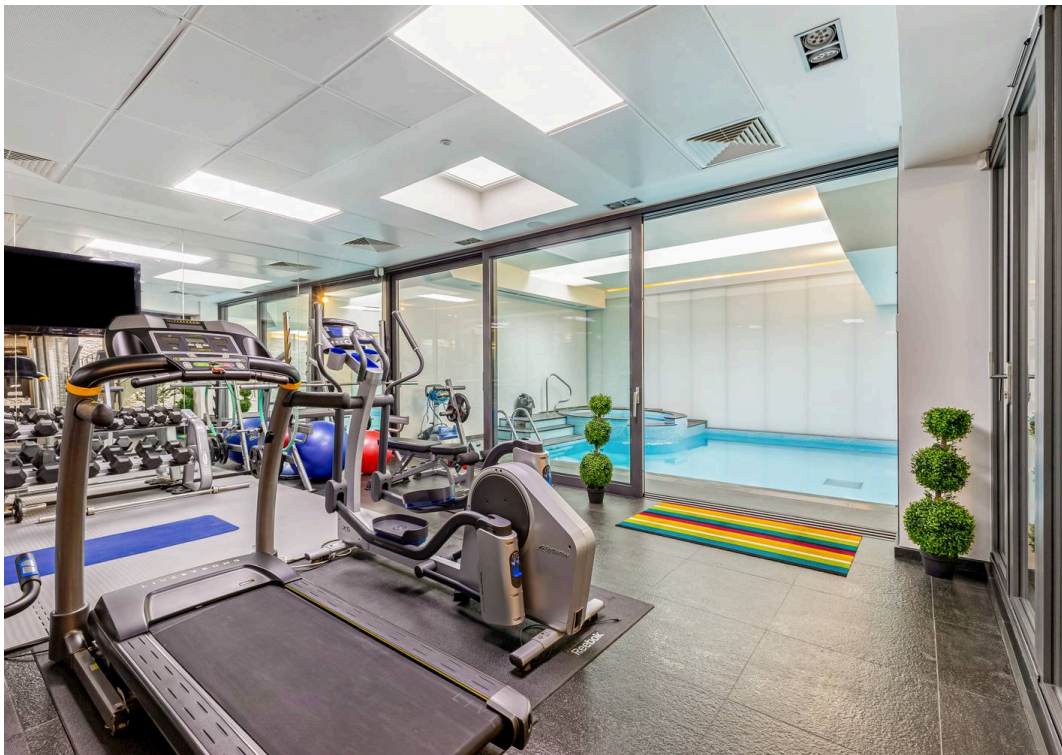
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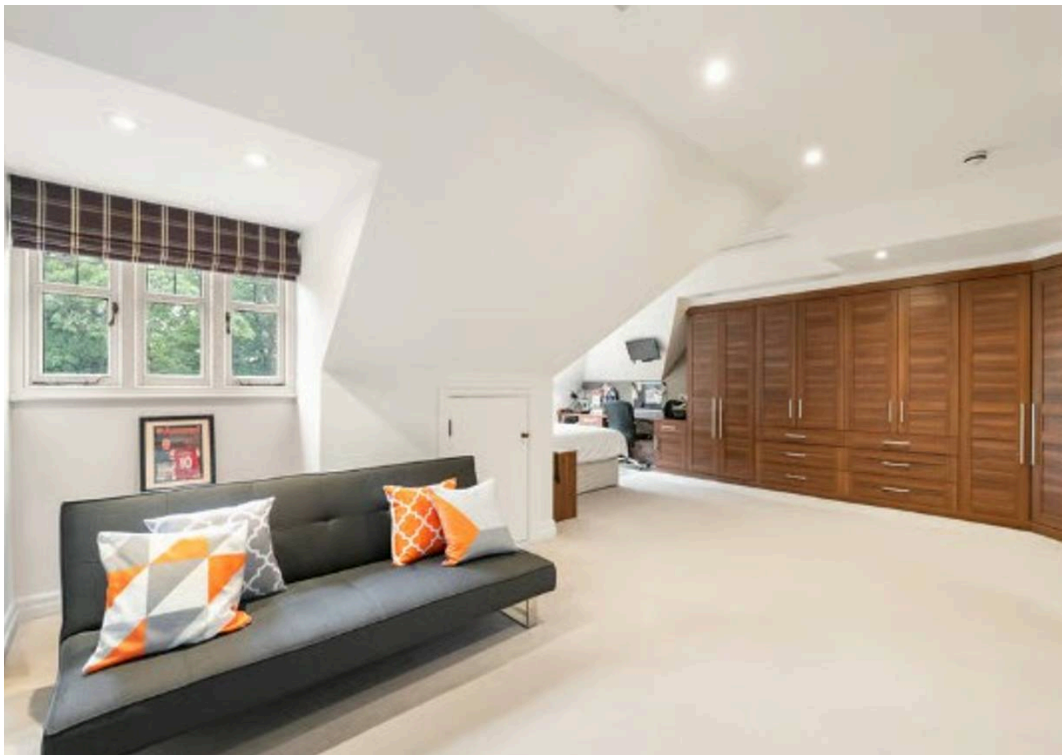
For recreational pursuits, the area benefits from extensive open spaces, woodland walks and a variety of sporting facilities including Totteridge Tennis Club, golf courses and numerous country walks. Totteridge successfully combines the atmosphere of a traditional village with the convenience of London living, creating an exceptional environment for family life.

Council Tax band: H

Tenure: Freehold

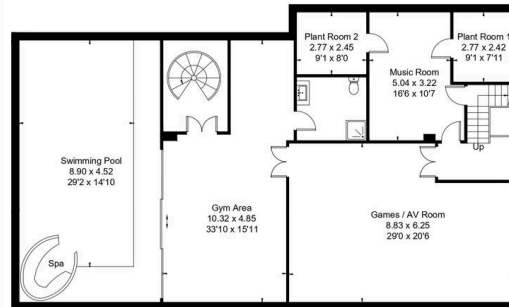




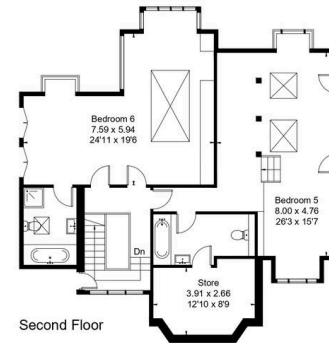


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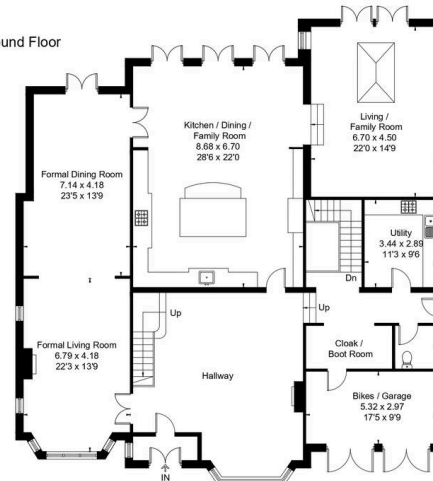
Approximate Floor Area = 776.0 sq m / 8350 sq ft



Lower Ground Floor



Second Floor



Ground Floor



First Floor



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