



Southway, Totteridge, N20 8DB
£1,195,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

Situated in this sought after residential location in the heart of Totteridge, conveniently situated for Totteridge & Whetstone Northern Line tube station and multiple shops at Whetstone High Road, a beautifully maintained and presented 5 bedroom family home.

The accommodation, arranged over 3 floors, comprises 2 reception rooms, fitted kitchen/breakfast room with integrated appliances and doors leading to the garden, utility room, guest cloakroom.

To the first floor there is three bedrooms and a bathroom, followed by a further bedroom with en-suite and study/bedroom 5 on the top floor.

To the front, shared driveway leading to garage and to the rear the landscaped westerly facing rear garden measures approx 90 ft.

Viewing advised by the sellers sole agent Real Estates on 020 8445 3132.

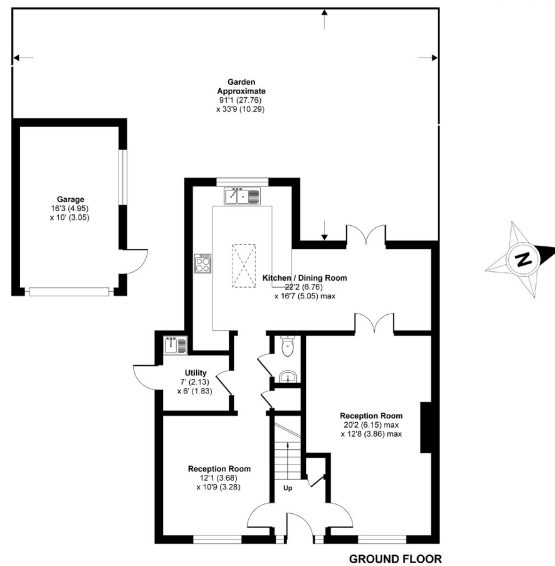
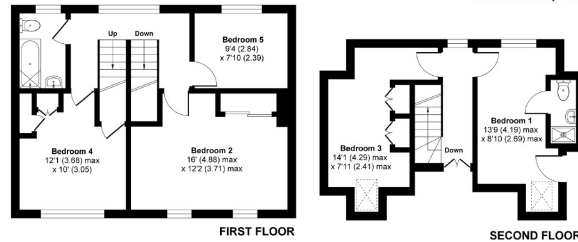




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Approximate Area = 1844 sq ft / 171.3 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2022. Produced for Real Estates. RRP: 607893

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| A | | A | |
| B | | B | |
| C | | C | |
| D | | D | |
| E | | E | |
| F | | F | |
| G | | G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 59 | 65 | 52 | 59 |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



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