



Lynton Mead, Totteridge, N20 8DJ
Guide price £1,030,000



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings

*** CHAIN FREE*** A 4 bedroom, 2 bathroom semi-detached property situated in this popular location, within easy reach of Totteridge & Whetstone Northern Line tube station and Whetstone High Road's multiple shops and selection of restaurants.

Benefits include:

*** GUEST CLOAKROOM * LOUNGE * DINING ROOM * TV ROOM * FITTED KITCHEN/BREAKFAST ROOM * MASTER BEDROOM WITH EN SUITE SHOWER ROOM * 3 FURTHER BEDROOMS (4th bedroom currently being used as a walk-in wardrobe) * FAMILY BATHROOM * GARDEN * GARAGE * UNDERFLOOR HEATING ***

Early viewing highly recommended via our Totteridge office. Sole Agent.





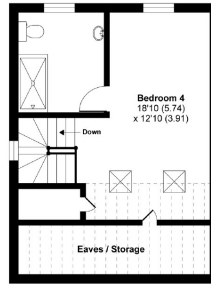
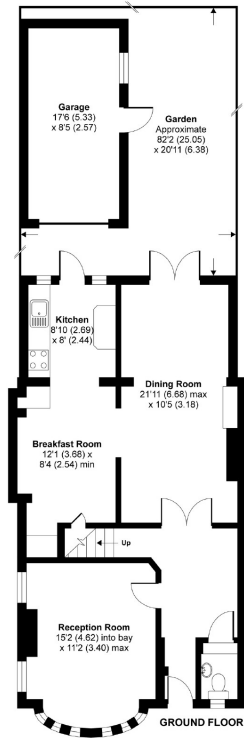
Lynton Mead, Totteridge, N20

Approximate Area = 1751 sq ft / 162.67 sq m (includes garage)

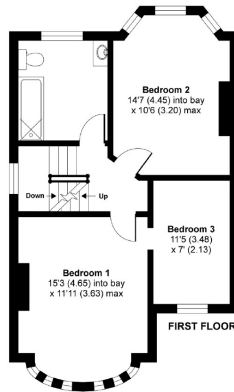
Limited Use Area(s) = 122 sq ft / 11.33 sq m

Total = 1873 sq ft / 174.00 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Real Estates. REF: 706763

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		
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
49-54	E		49-54	E	
41-48	F		41-48	F	
35-40	G		35-40	G	
1-34			1-34		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		44			52
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Totteridge office: 74 Totteridge Lane, Totteridge, London N20 8QG

e : totteridge@realestates-wsp.co.uk

t : 020 8445 3132

f : 020 8445 4492

w : www.realestates-wsp.co.uk



REAL ESTATES

Estate Agents - Residential Sales - Investments - Lettings